

## Chapter VII

### AFFORDABLE HOUSING

#### INTRODUCTION

An inventory and analysis of the existing housing stock and of factors influencing the development of new housing in the County is important to the preparation of a development plan for Waukesha County. The provision of adequate affordable housing for workers in locations convenient to County employment centers is vitally important to the continued sound social and economic development of the County. Such provision is also critical to achieving reductions in travel demand and in the time and resources spent commuting, as well as to providing an adequate pool of labor near existing and potential job concentrations, thereby enhancing opportunities for economic development.

Accordingly, this chapter provides: 1) an inventory and analysis of the existing housing stock in Waukesha County, 2) a determination of housing needs within the County, with respect to both the resident population and the commuting workforce, 3) a description of local, State, and Federal programs which facilitate the provision of housing in the County, 4) an analysis of the cost of providing new housing in the County, and 5) community zoning regulations which affect the cost of housing in the County.

#### EXISTING HOUSING STOCK

Information concerning the quantity and characteristics of the existing housing stock is necessary to determine the extent to which that housing stock is able to satisfy the requirements of Waukesha County's growing population and employment base. This section of the chapter accordingly presents information on the quantity and distribution, occupancy status, tenure status, vacancy status, structure type, and cost characteristics of housing in Waukesha County as enumerated in the 1990 U. S. Census of Population and Housing. In addition, historic information is presented for the County, the Region, and the State, as enumerated in the 1950, 1960, 1970, and 1980 U. S. Censuses of Population and Housing, and information is presented for the number of housing units added to the County's housing stock between 1990 and 1995.

#### Number and Distribution of Housing Units

The U. S. Bureau of the Census classifies, as either housing units or group quarters, all structures which are occupied or are intended for occupancy as living quarters. Housing units are defined as houses, apartments, mobile homes or trailers, groups of rooms, or single rooms which are occupied or intended for occupancy by households as separate living quarters which meet certain specific criteria.<sup>1</sup> A household is, in turn, defined as one or more related or unrelated individuals who occupy a housing unit. Group quarters are institutional or noninstitutional living arrangements such as correctional institutions; halfway houses; juvenile detention centers; nursing homes; psychiatric schools, hospitals, or wards; rooming houses; college dormitories; military quarters; or emergency shelters. Group quarters do not satisfy the U. S. Bureau of the Census definition of a housing unit; therefore, housing information is not provided for such group quarters in this section of the chapter. It should be noted, however, that about 4,650 persons, 3,410 in college dormitories or nursing homes, 740 in juvenile or correctional institutions, and the remainder of 500 in other types of quarters, occupied group quarters in Waukesha County in 1990, representing about 1.5 percent of the total population of the County.

The number of housing units in Waukesha County by civil division, the Region, and the State for the years 1960, 1970, 1980, and 1990 is presented in Table 71. As indicated in Table 71, the number of housing units in the County more than doubled in the past thirty years, increasing from about 47,300 in 1960 to about 110,450 in 1990. The County experienced rates of growth in the number of housing units of 38 percent in the 1960s, 42 percent in the 1970s, and 19 percent in the 1980s, rates

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<sup>1</sup>According to the 1990 U. S. Bureau of the Census definition, a housing unit exists when the occupants live and eat separately from other persons in the structure and there is either direct access to the unit from outside or through a common hall. Any separate living quarters which meet the above criteria in rooming or boarding houses are classified as housing units, as are entire rooming or boarding houses in which less than ten unrelated persons reside.

Table 71

**HOUSING UNITS AND HOUSING UNIT CHANGE IN  
WAUKESHA COUNTY BY CIVIL DIVISION, THE REGION, AND THE STATE: 1960-1990**

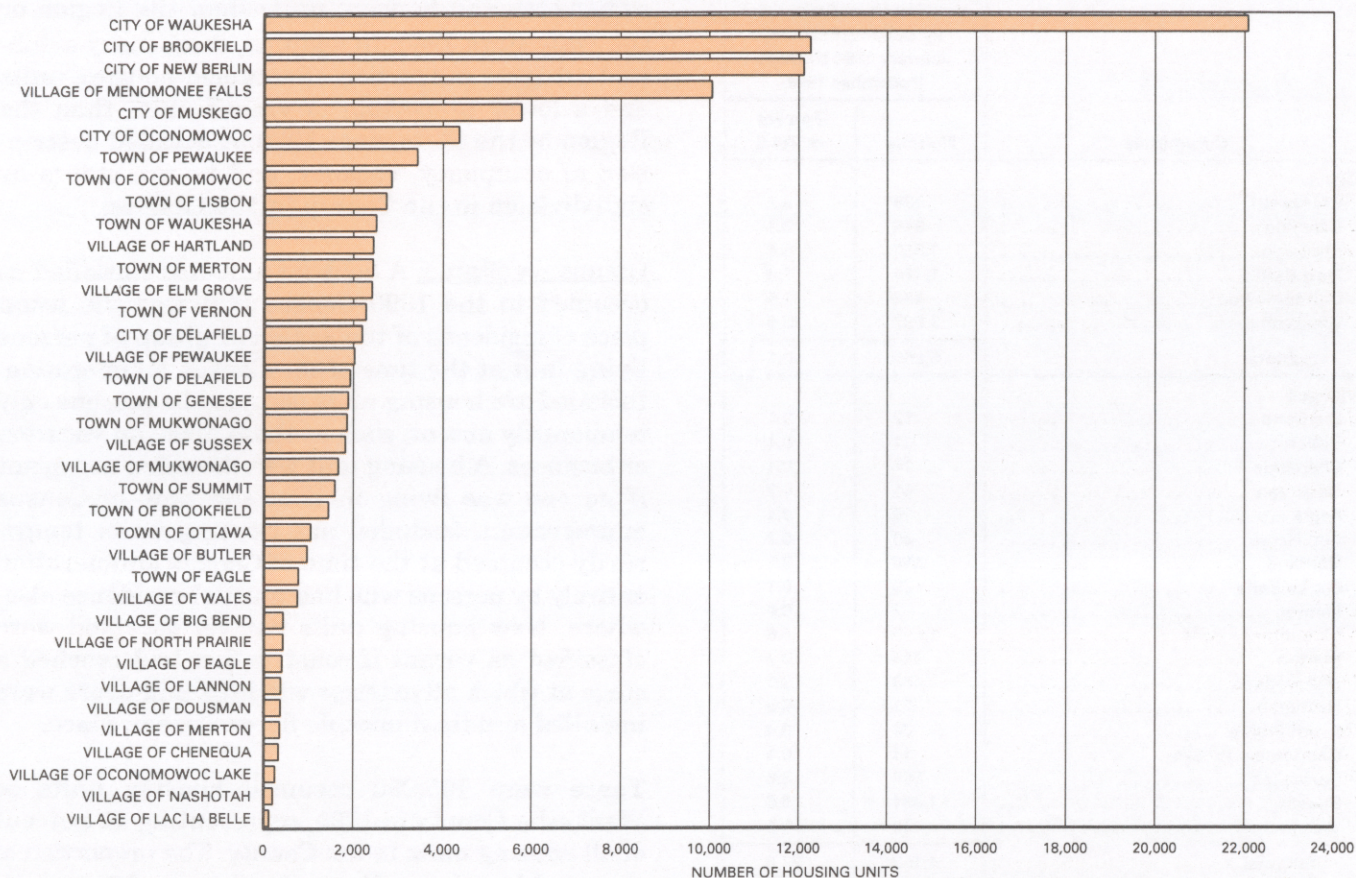
Community	Number of Housing Units				Percent Change in the Number of Housing Units		
	1960	1970	1980	1990	1960-1970	1970-1980	1980-1990
<b>Cities</b>							
Brookfield .....	5,297	8,407	10,539	12,254	58.7	25.4	16.3
Delafield .....	921	1,106	1,490	2,172	20.1	34.7	45.8
Muskego .....	2,580	3,106	4,581	5,759	20.4	47.5	25.7
New Berlin .....	4,148	6,849	9,546	12,102	65.1	39.4	26.8
Oconomowoc .....	2,233	2,922	2,699	4,350	30.9	-7.6	61.2
Waukesha .....	8,983	12,062	18,347	22,065	34.3	52.1	20.3
Subtotal	24,162	34,452	47,202	58,702	42.6	37.0	24.4
<b>Villages</b>							
Big Bend .....	237	315	405	425	32.9	28.6	4.9
Butler .....	600	623	828	949	3.8	32.9	14.6
Chenequa .....	229	301	286	312	31.4	-5.0	9.1
Dousman .....	124	132	320	357	6.5	142.4	11.6
Eagle .....	186	221	326	400	18.8	47.5	22.7
Elm Grove .....	1,238	1,795	2,246	2,398	45.0	25.1	6.8
Hartland .....	589	802	1,912	2,428	36.2	138.4	27.0
Lac La Belle .....	86	73	83	105	-15.1	13.7	26.5
Lannon .....	308	335	365	368	8.8	9.0	0.8
Menomonee Falls .....	5,039	8,092	9,067	10,043	60.6	12.0	10.8
Merton .....	108	171	307	346	58.3	79.5	12.7
Mukwonago .....	591	703	1,534	1,643	19.0	118.2	7.1
Nashotah .....	103	139	171	191	35.0	23.0	11.7
North Prairie .....	158	203	308	411	28.5	51.7	33.4
Oconomowoc Lake .....	174	206	232	237	18.4	12.6	2.2
Pewaukee .....	740	921	1,785	2,004	24.5	93.8	12.3
Sussex .....	302	689	1,081	1,803	128.1	56.9	66.8
Wales .....	95	191	564	736	101.1	195.3	30.5
Subtotal	10,907	15,912	21,820	25,156	45.9	37.1	15.3
<b>Towns</b>							
Brookfield .....	555	1,003	1,300	1,430	80.7	29.6	10.0
Delafield .....	1,012	1,123	1,565	1,915	11.0	39.4	22.4
Eagle .....	469	498	667	763	6.2	33.9	14.4
Genesee .....	620	884	1,500	1,871	42.6	69.7	24.7
Lisbon .....	751	1,237	2,461	2,728	64.7	98.9	10.8
Merton .....	1,381	1,612	2,161	2,421	16.7	34.1	12.0
Mukwonago .....	565	631	1,343	1,847	11.7	112.8	37.5
Oconomowoc .....	1,928	2,229	3,642	2,841	15.6	63.4	-22.0
Ottawa .....	487	601	880	1,030	23.4	46.4	17.0
Pewaukee .....	1,609	1,946	2,683	3,415	20.9	37.9	27.3
Summit .....	1,354	1,340	1,517	1,575	-1.0	13.2	3.8
Vernon .....	540	719	1,828	2,267	33.1	154.2	24.0
Waukesha .....	961	1,062	2,053	2,491	10.5	93.3	21.3
Subtotal	12,232	14,885	23,600	26,594	21.7	58.5	12.7
Waukesha County .....	47,301	65,249	92,622	110,452	37.9	42.0	19.3
The Region .....	500,761	566,756	664,973	717,175	13.2	17.3	7.9
The State .....	1,288,620	1,472,466	1,863,897	2,055,774	14.3	26.6	10.3

Source: U. S. Bureau of the Census and SEWRPC.



Figure 53

## HOUSING UNITS IN WAUKESHA COUNTY BY CIVIL DIVISION: 1990



Source: U. S. Bureau of the Census and SEWRPC.

cantly higher than in the Region or the State. The highest rates of growth in the number of housing units occurred during the 1970s, with housing units increasing by more than 100 percent in the Villages of Dousman, Hartland, Mukwonago, and Wales and in the Towns of Mukwonago and Vernon during that decade.

Among the 37 communities in the County with housing units in 1990, the total number of housing units ranged from 105 in the Village of Lac La Belle to 22,065 in the City of Waukesha (see Figure 53). In 1990, the number of housing units in the six cities in the County totaled about 58,700, or 53 percent of the County total; the number of housing units located in the 18 villages in the County totaled about 25,160, or 23 percent of the County total; and the number of housing units located in the 13 towns in the County totaled about 26,590, or 24 percent of the County total (see Table 71).

The record of residential building permits within Waukesha County provides an indication of the number of new housing units which may have been added to the County's housing stock since 1990, assuming that such permits actually resulted in the construction of new housing units. Table 72 and Figure 54 present such information for the cities, villages, and towns in the County, indicating the total number of housing units authorized by building permits within each civil division from January 1990 through December 1994. As indicated in Table 72, about 15,090 new housing units, representing about 14 percent of the total housing stock in 1990, were added to the County's housing stock between 1990 and 1995. The distribution of these new housing units among the cities, villages, and towns in the County, indicated in Figure 54, ranged from two units in the Village of Lannon to about 2,040 units in the City of Waukesha. The number of housing units authorized between 1990 and 1995 in



Table 72

**HOUSING UNITS AUTHORIZED BY  
BUILDING PERMITS IN WAUKESHA COUNTY  
BY CIVIL DIVISION: 1990-1995**

Community	Housing Units Authorized by Building Permits: January 1990 through December 1994	
	Number	Percent of Total
<b>Cities</b>		
Brookfield .....	938	6.2
Delafield .....	316	2.1
Muskego .....	1,350	8.9
New Berlin .....	1,170	7.8
Oconomowoc .....	244	1.6
Waukesha .....	2,037	13.5
Subtotal	6,055	40.1
<b>Villages</b>		
Big Bend .....	12	0.1
Butler .....	11	0.1
Chenequa .....	14	0.1
Dousman .....	41	0.3
Eagle .....	16	0.1
Elm Grove .....	30	0.2
Hartland .....	316	2.1
Lac La Belle .....	20	0.1
Lannon .....	2	0.0
Menomonee Falls .....	1,295	8.6
Merton .....	114	0.7
Mukwonago .....	463	3.1
Nashotah .....	79	0.5
North Prairie .....	64	0.4
Oconomowoc Lake .....	14	0.1
Pewaukee .....	569	3.8
Sussex .....	1,031	6.8
Wales .....	72	0.5
Subtotal	4,163	27.6
<b>Towns</b>		
Brookfield .....	708	4.7
Delafield .....	424	2.8
Eagle .....	189	1.3
Genesee .....	374	2.5
Lisbon .....	288	1.9
Merton .....	335	2.2
Mukwonago .....	425	2.8
Oconomowoc .....	255	1.7
Ottawa .....	208	1.4
Pewaukee .....	905	6.0
Summit .....	211	1.4
Vernon .....	217	1.4
Waukesha .....	332	2.2
Subtotal	4,871	32.3
<b>Waukesha County</b>	<b>15,089</b>	<b>100.0</b>

Source: Allied Construction Employers Association and SEWRPC.

the six cities in the County totaled about 6,060, or about 40 percent of the County total; the number of housing units authorized in the 18 villages in the County totaled about 4,160, or about 28 percent of the County total; and the number of housing units authorized in the 13 towns in the County totaled about 4,870, or about 32 percent of the County total.

**Occupancy, Vacancy, and Tenure Status**

The occupancy, vacancy, and tenure status of housing units in Waukesha County, the Region, and the State in 1950, 1960, 1970, 1980, and 1990 are summarized in Table 73. As indicated in Table 73, the County consistently exhibited a higher proportion of owner-occupied housing units than the Region or the State since 1950. In addition, the County exhibited a higher proportion of occupied housing units and a lower proportion of vacant units than the Region or the State since 1970. A detailed description of occupancy, vacancy, and tenure status by civil division in the County in 1990 follows.

**Occupancy Status:** A housing unit was classified as occupied in the 1990 Census if it was the usual place of residence of the person or group of persons living in it at the time of the Census enumeration. Included are housing units occupied by persons only temporarily absent, such as those away on vacation or business. A housing unit was classified as vacant if no one was living in it at the time of Census enumeration. Included are housing units temporarily occupied at the time of Census enumeration entirely by persons who had a usual residence elsewhere. New housing units not yet occupied were classified as vacant if construction had reached a stage at which all exterior windows and doors were installed and final useable floors were in place.

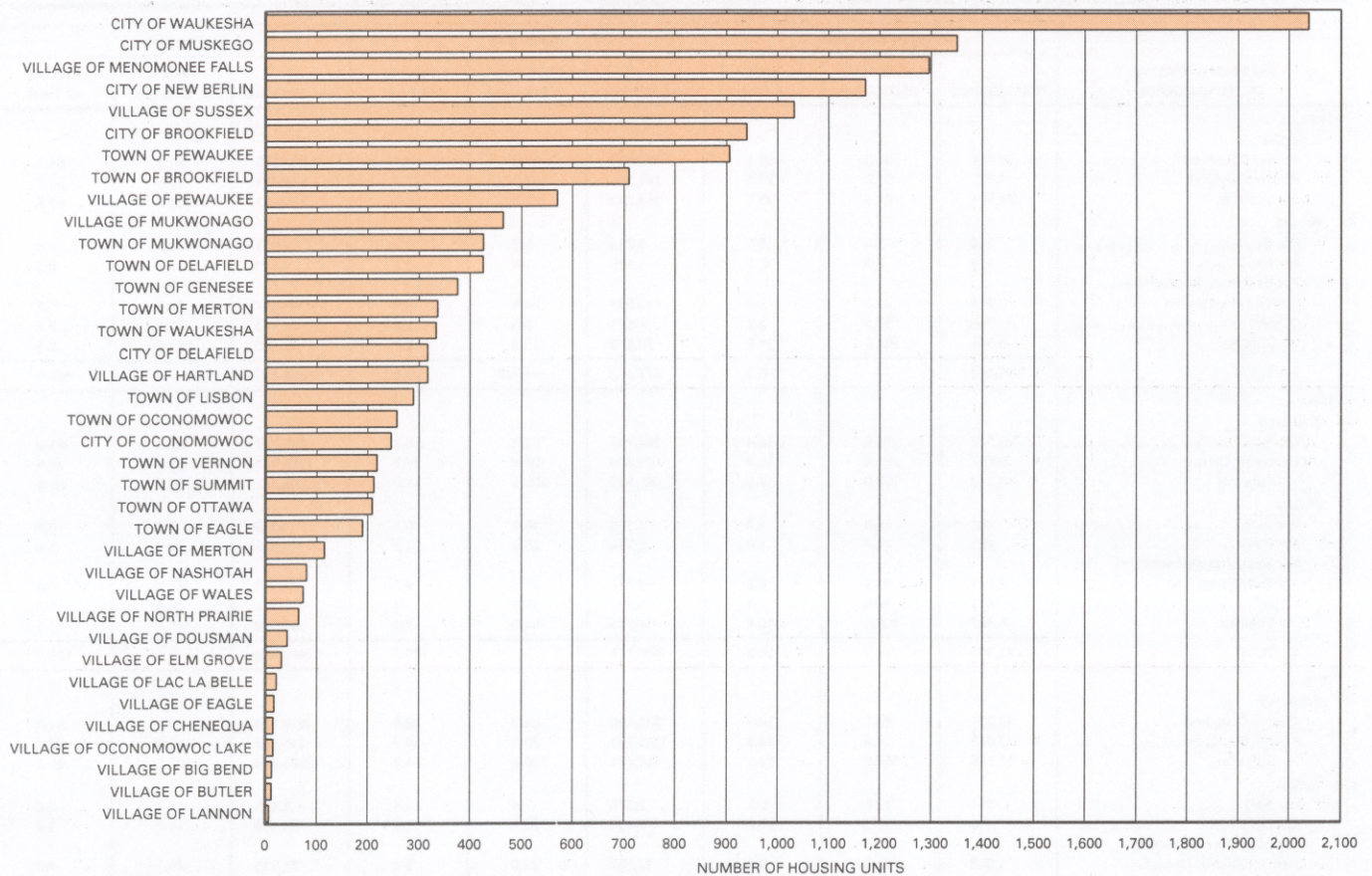
There were 105,990 occupied housing units in Waukesha County in 1990, representing 96 percent of all housing units in the County. The proportion of occupied housing units in the County, 96 percent, was higher than that of the Region, 94 percent, or the State, 89 percent (see Table 74). As indicated in Table 74, the number of occupied housing units in 1990 ranged from about 90 in the Village of Lac La Belle to about 21,240 in the City of Waukesha. The vacant housing stock in Waukesha County consisted of about 4,460 housing units in 1990, ranging from zero vacant housing units in the Villages of Dousman, Merton, and North Prairie, to about 830 vacant housing units in the City of Waukesha.

**Tenure Status:** A housing unit was classified as being owner-occupied in the 1990 Census if it was reported as owned or being bought by someone in the household. All occupied housing units not classified as owner-occupied were classified as renter-occupied. As shown in Table 75, there were about 81,930 owner-occupied housing units and about 24,060 renter-occupied housing units in Waukesha County in 1990, representing 77 percent and 23 percent, respectively, of the total occupied housing stock. The proportion of renter-occupied housing



Figure 54

## HOUSING UNITS AUTHORIZED BY BUILDING PERMITS IN WAUKESHA COUNTY BY CIVIL DIVISION: 1990-1995



Source: Allied Construction Employers Association and SEWRPC.

units in Waukesha County as a whole was significantly lower than that for the Region or the State in 1990. As shown in Figure 55, the proportion of renter-occupied housing units varied significantly among the civil divisions in the County, ranging from about 5 percent in the Town of Lisbon to about 53 percent in the Village of Butler.

**Vacancy Status:** The vacant housing stock is further classified in the 1990 Census as for rent; for sale only; for seasonal, recreational, or occasional use; and other vacant. The vacant-for-rent housing stock, comprised of vacant housing units offered for rent or of units offered with both options of rental or purchase at the time of Census enumeration, numbered about 1,380 units, or 31 percent of all vacant housing units in the County in 1990 (see Table 76). The vacant-for-sale housing stock, consisting of all vacant housing units offered only for sale at the time of Census enumeration, numbered

about 620 housing units, or 14 percent of all vacant housing units in the County in 1990. Thus, about 2,010 housing units, or 62 percent of all vacant housing units in the County in 1990, could be considered available vacant housing units at the time of Census enumeration.

Vacant housing units for seasonal, recreational, or occasional use,<sup>2</sup> consisting of units used, or intended for use, only in certain seasons or for other occa-

<sup>2</sup>Seasonal units include those used for summer or winter sports or recreation, such as beach cottages and hunting cabins. Seasonal units also may include quarters for such workers as herders and loggers. Interval ownership units, sometimes called shared-ownership or time-sharing condominiums, are also included here.



Table 73

**OCCUPANCY, VACANCY, AND TENURE STATUS OF HOUSING UNITS  
IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1960-1990**

Occupancy, Vacancy, and Tenure Status	Waukesha County			The Region			The State		
	Housing Units	Percent of Subtotal	Percent of Total	Housing Units	Percent of Subtotal	Percent of Total	Housing Units	Percent of Subtotal	Percent of Total
<b>1950</b>									
Occupied									
Owner-Occupied .....	16,252	69.0	59.1	192,997	54.5	51.1	613,959	63.5	58.1
Renter-Occupied .....	7,312	31.0	26.8	161,325	45.5	42.8	353,489	36.5	33.5
Subtotal	23,564	100.0	85.7	354,322	100.0	93.9	967,448	100.0	91.6
Vacant									
For Sale .....	133	3.4	0.5	1,234	5.3	0.3	3,727	4.2	0.4
For Rent .....	129	3.3	0.5	1,989	8.6	0.5	6,314	7.1	0.6
For Seasonal, Recreational, or Occasional Use .....	2,918	74.3	10.6	15,336	66.5	4.1	53,314	60.3	5.0
Other <sup>a</sup> .....	746	19.0	2.7	4,511	19.6	1.2	25,040	28.3	2.4
Subtotal	3,926	100.0	14.3	23,070	100.0	6.1	88,395	100.0	8.4
Total	27,490	--	100.0	377,392	--	100.0	1,055,843	--	100.0
<b>1960</b>									
Occupied									
Owner-Occupied .....	33,322	78.6	70.4	284,707	61.1	56.8	786,617	68.6	61.0
Renter-Occupied .....	9,072	21.4	19.2	181,206	38.9	36.2	359,725	31.4	27.9
Subtotal	42,394	100.0	89.6	465,913	100.0	93.0	1,146,342	100.0	89.0
Vacant									
For Sale .....	808	16.5	1.7	3,526	10.1	0.7	9,303	6.5	0.7
For Rent .....	461	9.4	1.0	9,386	26.9	1.9	20,732	14.6	1.6
For Seasonal, Recreational, or Occasional Use .....	2,961	60.3	6.3	16,679	47.9	3.3	88,130	61.9	6.8
Other <sup>a</sup> .....	677	13.8	1.4	5,257	15.1	1.1	24,113	16.9	1.9
Subtotal	4,907	100.0	10.4	34,848	100.0	7.0	142,278	100.0	11.0
Total	47,301	--	100.0	500,761	--	100.0	1,288,620	--	100.0
<b>1970</b>									
Occupied									
Owner-Occupied .....	49,597	80.1	76.0	331,339	61.8	58.5	918,123	69.1	62.3
Renter-Occupied .....	12,338	19.9	18.9	205,147	38.2	36.2	410,681	30.9	27.9
Subtotal	61,935	100.0	94.9	536,486	100.0	94.7	1,328,804	100.0	90.2
Vacant									
For Sale .....	351	10.6	0.5	2,379	7.9	0.4	8,168	5.7	0.6
For Rent .....	518	15.6	0.8	9,101	30.1	1.6	20,119	14.0	1.4
For Seasonal, Recreational, or Occasional Use .....	1,800	54.3	2.8	11,797	39.0	2.1	71,380	49.7	4.8
Other <sup>a</sup> .....	645	19.5	1.0	6,993	23.1	1.2	43,995	30.6	3.0
Subtotal	3,314	100.0	5.1	30,270	100.0	5.3	143,662	100.0	9.8
Total	65,249	--	100.0	566,756	--	100.0	1,472,466	--	100.0
<b>1980</b>									
Occupied									
Owner-Occupied .....	69,154	78.1	74.7	389,381	62.0	58.5	1,127,367	68.2	60.4
Renter-Occupied .....	19,398	21.9	20.9	238,574	38.0	35.9	524,894	31.8	28.2
Subtotal	88,552	100.0	95.6	627,955	100.0	94.4	1,652,261	100.0	88.6
Vacant									
For Sale .....	957	23.5	1.0	4,478	12.1	0.7	15,309	7.2	0.8
For Rent .....	679	16.7	0.8	11,205	30.3	1.7	27,610	13.0	1.5
For Seasonal, Recreational, or Occasional Use .....	1,567	38.5	1.7	13,697	37.0	2.1	140,401	66.3	7.6
Other <sup>a</sup> .....	857	21.3	0.9	7,638	20.6	1.1	28,316	13.4	1.5
Subtotal	4,070	100.0	4.4	37,018	100.0	5.6	211,636	100.0	11.4
Total	92,622	--	100.0	664,973	--	100.0	1,863,897	--	100.0
<b>1990</b>									
Occupied									
Owner-Occupied .....	81,928	77.3	74.2	414,050	61.2	57.7	1,215,324	66.7	59.1
Renter-Occupied .....	24,062	22.7	21.8	262,057	38.8	36.6	606,794	33.3	29.5
Subtotal	105,990	100.0	96.0	676,107	100.0	94.3	1,822,118	100.0	88.6
Vacant									
For Sale .....	624	14.0	0.6	3,649	8.9	0.5	13,983	6.0	0.7
For Rent .....	1,383	31.0	1.2	12,857	31.3	1.8	30,292	13.0	1.5
For Seasonal, Recreational, or Occasional Use .....	1,217	27.3	1.1	13,584	33.1	1.9	150,280	64.3	7.3
Other <sup>a</sup> .....	1,238	27.7	1.1	10,978	26.7	1.5	39,101	16.7	1.9
Subtotal	4,462	100.0	4.0	41,068	100.0	5.7	233,656	100.0	11.4
Total	110,452	--	100.0	717,175	--	100.0	2,055,774	--	100.0

<sup>a</sup>Other vacant units do not fall into any of the vacant categories. For example, this category includes units held for occupancy by a caretaker or janitor, units held for personal reasons of the owner, and units rented or sold and awaiting occupancy.

Source: U. S. Bureau of the Census and SEWRPC.

Table 74

**OCCUPANCY STATUS OF HOUSING UNITS IN  
WAUKESHA COUNTY BY CIVIL DIVISION, THE REGION, AND THE STATE: 1990**

Community	Occupancy Status of Housing Units					
	Occupied		Vacant		Total	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
<b>Cities</b>						
Brookfield .....	11,939	97.4	315	2.6	12,254	100.0
Delafield .....	2,034	93.6	138	6.4	2,172	100.0
Muskego .....	5,563	96.6	196	3.4	5,759	100.0
New Berlin .....	11,695	96.6	407	3.4	12,102	100.0
Oconomowoc .....	4,194	96.4	156	3.6	4,350	100.0
Waukesha .....	21,235	96.2	830	3.8	22,065	100.0
Subtotal	56,660	96.5	2,042	3.5	58,702	100.0
<b>Villages</b>						
Big Bend .....	417	98.1	8	1.9	425	100.0
Butler .....	928	97.8	21	2.2	949	100.0
Chenequa .....	241	77.2	71	22.8	312	100.0
Dousman .....	357	100.0	0	0.0	357	100.0
Eagle .....	396	99.0	4	1.0	400	100.0
Elm Grove .....	2,290	95.5	108	4.5	2,398	100.0
Hartland .....	2,345	96.6	83	3.4	2,428	100.0
Lac La Belle .....	86	81.9	19	18.1	105	100.0
Lannon .....	359	97.6	9	2.4	368	100.0
Menomonee Falls .....	9,817	97.7	226	2.3	10,043	100.0
Merton .....	346	100.0	0	0.0	346	100.0
Mukwonago .....	1,535	93.4	108	6.6	1,643	100.0
Nashotah .....	180	94.2	11	5.8	191	100.0
North Prairie .....	411	100.0	0	0.0	411	100.0
Oconomowoc Lake .....	200	84.4	37	15.6	237	100.0
Pewaukee .....	1,893	94.5	111	5.5	2,004	100.0
Sussex .....	1,745	96.8	58	3.2	1,803	100.0
Wales .....	726	98.6	10	1.4	736	100.0
Subtotal	24,272	96.5	884	3.5	25,156	100.0
<b>Towns</b>						
Brookfield .....	1,401	98.0	29	2.0	1,430	100.0
Delafield .....	1,795	93.7	120	6.3	1,915	100.0
Eagle .....	662	86.8	101	13.2	763	100.0
Genesee .....	1,836	98.1	35	1.9	1,871	100.0
Lisbon .....	2,688	98.5	40	1.5	2,728	100.0
Merton .....	2,139	88.4	282	11.6	2,421	100.0
Mukwonago .....	1,755	95.0	92	5.0	1,847	100.0
Oconomowoc .....	2,557	90.0	284	10.0	2,841	100.0
Ottawa .....	947	91.9	83	8.1	1,030	100.0
Pewaukee .....	3,236	94.8	179	5.2	3,415	100.0
Summit .....	1,379	87.6	196	12.4	1,575	100.0
Vernon .....	2,241	98.9	26	1.1	2,267	100.0
Waukesha .....	2,422	97.2	69	2.8	2,491	100.0
Subtotal	25,058	94.2	1,536	5.8	26,594	100.0
Waukesha County .....	105,990	96.0	4,462	4.0	110,452	100.0
The Region .....	676,107	94.3	41,068	5.7	717,175	100.0
The State .....	1,822,118	88.6	233,656	11.4	2,055,774	100.0

Source: U. S. Bureau of the Census and SEWRPC.

Table 75

**TENURE STATUS OF OCCUPIED HOUSING UNITS IN  
WAUKESHA COUNTY BY CIVIL DIVISION, THE REGION, AND THE STATE: 1990**

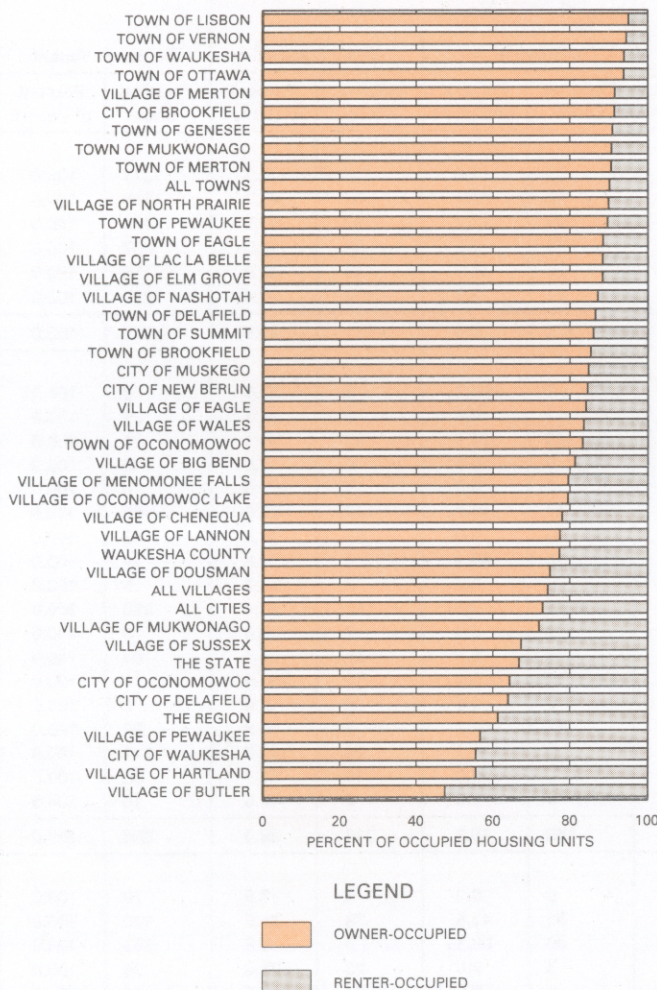
Community	Tenure Status of Occupied Housing Units					
	Owner-Occupied		Renter-Occupied		Subtotal: Occupied	
	Housing Units	Percent of Occupied	Housing Units	Percent of Occupied	Housing Units	Percent of Occupied
<b>Cities</b>						
Brookfield .....	10,929	91.5	1,010	8.5	11,939	100.0
Delafield .....	1,300	63.9	734	36.1	2,034	100.0
Muskego .....	4,717	84.8	846	15.2	5,563	100.0
New Berlin .....	9,897	84.6	1,798	15.4	11,695	100.0
Oconomowoc .....	2,697	64.3	1,497	35.7	4,194	100.0
Waukesha .....	11,775	55.5	9,460	44.5	21,235	100.0
Subtotal	41,315	72.9	15,345	27.1	56,660	100.0
<b>Villages</b>						
Big Bend .....	339	81.3	78	18.7	417	100.0
Butler .....	440	47.4	488	52.6	928	100.0
Chenequa .....	188	78.0	53	22.0	241	100.0
Dousman .....	267	74.8	90	25.2	357	100.0
Eagle .....	333	84.1	63	15.9	396	100.0
Elm Grove .....	2,025	88.4	265	11.6	2,290	100.0
Hartland .....	1,301	55.5	1,044	44.5	2,345	100.0
Lac La Belle .....	76	88.4	10	11.6	86	100.0
Lannon .....	278	77.4	81	22.6	359	100.0
Menomonee Falls .....	7,815	79.6	2,002	20.4	9,817	100.0
Merton .....	317	91.6	29	8.4	346	100.0
Mukwonago .....	1,103	71.9	432	28.1	1,535	100.0
Nashotah .....	157	87.2	23	12.8	180	100.0
North Prairie .....	370	90.0	41	10.0	411	100.0
Oconomowoc Lake .....	159	79.5	41	20.5	200	100.0
Pewaukee .....	1,072	56.6	821	43.4	1,893	100.0
Sussex .....	1,174	67.3	571	32.7	1,745	100.0
Wales .....	606	83.5	120	16.5	726	100.0
Subtotal	18,020	74.2	6,252	25.8	24,272	100.0
<b>Towns</b>						
Brookfield .....	1,196	85.4	205	14.6	1,401	100.0
Delafield .....	1,552	86.5	243	13.5	1,795	100.0
Eagle .....	586	88.5	76	11.5	662	100.0
Genesee .....	1,669	90.9	167	9.1	1,836	100.0
Lisbon .....	2,556	95.1	132	4.9	2,688	100.0
Merton .....	1,939	90.6	200	9.4	2,139	100.0
Mukwonago .....	1,592	90.7	163	9.3	1,755	100.0
Oconomowoc .....	2,129	83.3	428	16.7	2,557	100.0
Ottawa .....	888	93.8	59	6.2	947	100.0
Pewaukee .....	2,904	89.7	332	10.3	3,236	100.0
Summit .....	1,186	86.0	193	14.0	1,379	100.0
Vernon .....	2,119	94.6	122	5.4	2,241	100.0
Waukesha .....	2,277	94.0	145	6.0	2,422	100.0
Subtotal	22,593	90.2	2,465	9.8	25,058	100.0
Waukesha County .....	81,928	77.3	24,062	22.7	105,990	100.0
The Region .....	414,050	61.2	262,057	38.8	676,107	100.0
The State .....	1,215,324	66.7	606,794	33.3	1,822,118	100.0

Source: U. S. Bureau of the Census and SEWRPC.



Figure 55

**TENURE STATUS OF OCCUPIED  
HOUSING UNITS IN WAUKESHA COUNTY,  
THE REGION, AND THE STATE: 1990**



Source: U. S. Bureau of the Census and SEWRPC.

sional use throughout the year, numbered about 1,220 units, or 27 percent of all vacant housing units in the County in 1990. Other<sup>3</sup> vacant housing units, consisting of vacant units that do not fall into any of the above classifications, numbered about 1,240 units, or 28 percent of all vacant housing units in the County in 1990.

<sup>3</sup>Other vacant units do not fall into any of the vacant categories. For example, this category includes units held for occupancy for a caretaker or janitor, units held for personal reasons of the owner, and units rented or sold and awaiting occupancy.

**Vacancy Rates:** Vacancy rates are a much-used indicator of the supply and demand conditions in a housing market at a given point in time<sup>4</sup>. As indicated in Table 77, the total vacancy rate was 1.9 percent for the County in 1990, lower than that for the Region or the State, both having a total vacancy rate of 2.4 percent. As further shown in Table 77, the renter vacancy rate for an area is usually considerably higher than the homeowner vacancy rate. Indeed, the rental vacancy rate for the County was about 5.4 percent, while the homeowner vacancy rate was about 0.8 percent. Total vacancy rates varied considerably among the cities, villages, and towns in Waukesha County in 1990, with the total vacancy rate ranging from zero percent in the Villages of Dousman, Eagle, Merton, Nashotah, North Prairie, and Oconomowoc Lake, and the Towns of Mukwonago, Ottawa, and Vernon to about 4 percent in the Villages of Mukwonago, Oconomowoc Lake, and Pewaukee.

Determination of which vacancy rate facilitates the smooth operation of the housing market in a given area is complicated by several phenomena, most significant of which is the fact that housing units which are vacant and available for sale or rent may or may not provide a supply of housing units in the variety of types and in the price ranges which offer adequate choice to those seeking residence in that area. Thus, there may be a shortage of housing units even in an area which has a high vacancy rate because the vacant-and-available units may be in substandard condition, may be priced too high, or may otherwise be unable to satisfy the existing need. It should also be noted that the vacancy rate does not reflect the portion of the housing stock which was occupied but offered for sale or rent at the time of Census enumeration. Many housing turnovers occur without the housing units becoming vacant for any significant period of time.

#### Structure Types

An enumeration of housing units by structure type provides insight into the relative proportion of single-family, two-family, and multi-family units

<sup>4</sup>The rental, homeowner, and total vacancy rates are percentages obtained by dividing the number of vacant for sale units, vacant for rent units, and total vacant for sale and vacant for rent units, respectively, by the number of occupied units in each category plus the number of vacant units in each category.



Table 76

**VACANCY STATUS OF VACANT HOUSING UNITS IN  
WAUKESHA COUNTY BY CIVIL DIVISION, THE REGION, AND THE STATE: 1990**

Community	Vacancy Status of Vacant Housing Units									
	For Rent		For Sale Only		For Seasonal, Recreational, or Occasional Use		Other Vacant <sup>a</sup>		Subtotal: Vacant	
	Housing Units	Percent of Vacant	Housing Units	Percent of Vacant	Housing Units	Percent of Vacant	Housing Units	Percent of Vacant	Housing Units	Percent of Vacant
<b>Cities</b>										
Brookfield .....	25	8.0	115	36.5	36	11.4	139	44.1	315	100.0
Delafield .....	9	6.5	24	17.4	42	30.4	63	45.7	138	100.0
Muskego .....	67	34.2	10	5.1	22	11.2	97	49.5	196	100.0
New Berlin .....	269	66.0	54	13.3	19	4.7	65	16.0	407	100.0
Oconomowoc .....	51	32.7	27	17.3	25	16.0	53	34.0	156	100.0
Waukesha .....	530	63.8	79	9.5	27	3.3	194	23.4	830	100.0
<b>Subtotal</b>	<b>951</b>	<b>46.6</b>	<b>309</b>	<b>15.1</b>	<b>171</b>	<b>8.4</b>	<b>611</b>	<b>29.9</b>	<b>2,042</b>	<b>100.0</b>
<b>Villages</b>										
Big Bend .....	2	25.0	0	0.0	4	50.0	2	25.0	8	100.0
Butler .....	11	52.3	1	4.8	1	4.8	8	38.1	21	100.0
Chenequa .....	5	7.0	3	4.2	53	74.7	10	14.1	71	100.0
Dousman .....	0	0.0	0	0.0	0	0.0	0	0.0	0	100.0
Eagle .....	0	0.0	0	0.0	0	0.0	4	100.0	4	100.0
Elm Grove .....	12	11.1	32	29.6	17	15.7	47	43.6	108	100.0
Hartland .....	71	85.5	0	0.0	0	0.0	12	14.5	83	100.0
Lac La Belle .....	3	15.8	0	0.0	13	68.4	3	15.8	19	100.0
Lannon .....	5	55.6	2	22.2	0	0.0	2	22.2	9	100.0
Menomonee Falls .....	95	42.0	53	23.5	16	7.1	62	27.4	226	100.0
Merton .....	0	0.0	0	0.0	0	0.0	0	0.0	0	100.0
Mukwonago .....	54	50.0	12	11.1	7	6.5	35	32.4	108	100.0
Nashotah .....	0	0.0	0	0.0	0	0.0	11	100.0	11	100.0
North Prairie .....	0	0.0	0	0.0	0	0.0	0	0.0	0	100.0
Oconomowoc Lake .....	0	0.0	8	21.6	23	62.2	6	16.2	37	100.0
Pewaukee .....	26	23.4	52	46.9	9	8.1	24	21.6	111	100.0
Sussex .....	40	69.0	0	0.0	0	0.0	18	31.0	58	100.0
Wales .....	4	40.0	2	20.0	0	0.0	4	40.0	10	100.0
<b>Subtotal</b>	<b>328</b>	<b>37.1</b>	<b>165</b>	<b>18.7</b>	<b>143</b>	<b>16.2</b>	<b>248</b>	<b>28.0</b>	<b>884</b>	<b>100.0</b>
<b>Towns</b>										
Brookfield .....	18	62.1	7	24.1	0	0.0	4	13.8	29	100.0
Delafield .....	29	24.2	2	1.7	51	42.5	38	31.6	120	100.0
Eagle .....	2	2.0	0	0.0	90	89.1	9	8.9	101	100.0
Genesee .....	7	20.0	0	0.0	3	8.6	25	71.4	35	100.0
Lisbon .....	0	0.0	13	32.5	0	0.0	27	67.5	40	100.0
Merton .....	9	3.2	18	6.4	225	79.8	30	10.6	282	100.0
Mukwonago .....	0	0.0	0	0.0	63	68.5	29	31.5	92	100.0
Oconomowoc .....	21	7.4	13	4.6	224	78.9	26	9.1	284	100.0
Ottawa .....	0	0.0	0	0.0	58	69.9	25	30.1	83	100.0
Pewaukee .....	2	1.1	49	27.4	61	34.1	67	37.4	179	100.0
Summit .....	16	8.2	14	7.1	102	52.0	64	32.7	196	100.0
Vernon .....	0	0.0	0	0.0	12	46.2	14	53.8	26	100.0
Waukesha .....	0	0.0	34	49.3	14	20.3	21	30.4	69	100.0
<b>Subtotal</b>	<b>104</b>	<b>6.8</b>	<b>150</b>	<b>9.7</b>	<b>903</b>	<b>58.8</b>	<b>379</b>	<b>24.7</b>	<b>1,536</b>	<b>100.0</b>
<b>Waukesha County</b> .....	<b>1,383</b>	<b>31.0</b>	<b>624</b>	<b>14.0</b>	<b>1,217</b>	<b>27.3</b>	<b>1,238</b>	<b>27.7</b>	<b>4,462</b>	<b>100.0</b>
<b>The Region</b> .....	<b>12,857</b>	<b>31.3</b>	<b>3,649</b>	<b>8.9</b>	<b>13,584</b>	<b>33.1</b>	<b>10,978</b>	<b>26.7</b>	<b>41,068</b>	<b>100.0</b>
<b>The State</b> .....	<b>30,292</b>	<b>13.0</b>	<b>13,983</b>	<b>6.0</b>	<b>150,280</b>	<b>64.3</b>	<b>39,101</b>	<b>16.7</b>	<b>233,656</b>	<b>100.0</b>

<sup>a</sup>Other vacant units do not fall into any of the vacant categories. For example, this category includes units held for occupancy by a caretaker or janitor, units held for personal reasons of the owner, and units rented or sold and awaiting occupancy.

Source: U. S. Bureau of the Census and SEWRPC.



Table 77

**VACANCY RATES FOR HOUSING  
IN WAUKESHA COUNTY BY CIVIL DIVISION,  
THE REGION, AND THE STATE: 1990**

Community	Vacancy Rate		
	Homeowner	Rental	Total
<b>Cities</b>			
Brookfield .....	1.0	2.4	1.2
Delafield .....	1.8	1.2	1.6
Muskego .....	0.2	7.3	1.4
New Berlin .....	0.5	13.0	2.7
Oconomowoc .....	1.0	3.3	1.8
Waukesha .....	0.7	5.3	2.8
<b>Cumulative</b>	<b>0.7</b>	<b>5.8</b>	<b>2.2</b>
<b>Villages</b>			
Big Bend .....	0.0	2.5	0.5
Butler .....	0.2	2.2	1.3
Chenequa .....	1.6	8.6	3.2
Dousman .....	0.0	0.0	0.0
Eagle .....	0.0	0.0	0.0
Elm Grove .....	1.6	4.3	1.9
Hartland .....	0.0	6.4	2.9
Lac La Belle .....	0.0	23.1	3.4
Lannon .....	0.7	5.8	1.9
Menomonee Falls .....	0.7	4.5	1.5
Merton .....	0.0	0.0	0.0
Mukwonago .....	1.1	11.1	4.1
Neshotah .....	0.0	0.0	0.0
North Prairie .....	0.0	0.0	0.0
Oconomowoc Lake .....	4.8	0.0	3.8
Pewaukee .....	4.6	3.1	4.0
Sussex .....	0.0	6.5	2.2
Wales .....	0.3	3.2	0.8
<b>Cumulative</b>	<b>0.9</b>	<b>5.0</b>	<b>2.0</b>
<b>Towns</b>			
Brookfield .....	0.6	8.1	1.8
Delafield .....	0.1	10.7	1.7
Eagle .....	0.0	2.6	0.3
Genesee .....	0.0	4.0	0.4
Lisbon .....	0.5	0.0	0.5
Merton .....	0.9	4.3	1.2
Mukwonago .....	0.0	0.0	0.0
Oconomowoc .....	0.6	4.7	1.3
Ottawa .....	0.0	0.0	0.0
Pewaukee .....	1.7	0.6	1.6
Summit .....	1.2	7.7	2.1
Vernon .....	0.0	0.0	0.0
Waukesha .....	1.5	0.0	1.4
<b>Cumulative</b>	<b>0.7</b>	<b>4.0</b>	<b>1.0</b>
<b>Waukesha County</b> .....	<b>0.8</b>	<b>5.4</b>	<b>1.9</b>
<b>The Region</b> .....	<b>0.9</b>	<b>4.7</b>	<b>2.4</b>
<b>The State</b> .....	<b>1.1</b>	<b>4.8</b>	<b>2.4</b>

Source: U. S. Bureau of the Census and SEWRPC.

which comprise the existing housing stock. The number and proportion of housing units by structure type in Waukesha County, the Region, and the State for the years 1950, 1960, 1970, 1980, and 1990 are presented in Table 78. As indicated in Table 78, the County consistently exhibited a higher proportion of housing units in single-family structures than the Region or the State since 1950. The proportion of two-family and multi-family housing

units in the County did not change significantly between 1950 and 1990, comprising about 19 percent of the total housing stock in 1950 and about 21 percent of the total housing stock in 1990. During that same period, the proportion of two-family and multi-family housing units in the Region ranged from 38 to 41 percent of the total housing stock; from 23 to 30 percent of the total housing stock in the State.

As indicated in Table 79, there were about 86,200 single-family housing units in Waukesha County in 1990, representing about 78 percent of the total housing stock. The vast majority of these single-family units were conventional detached units, with attached<sup>5</sup> single-family units comprising less than 4 percent of the housing stock in the County. As further indicated in Table 79, there were about 4,800 housing units in two-unit structures in the County in 1990, representing about 4 percent of the total housing stock, and about 17,840 housing units in structures containing three or more units, representing about 16 percent of the total housing stock. Housing units in other<sup>6</sup> structure types comprised about 1,620 units in 1990, representing less than 2 percent of the total housing stock. It should be noted that about 9,570, or 42 percent, of the total of 22,630 housing units in two-family and multi-family structures in the County in 1990 were located in the City of Waukesha.

Single-family housing units comprised a larger proportion, 78 percent, of the total housing stock in Waukesha County than in the Region, 60 percent, or the State, 68 percent. The relative distribution of housing units by structure type varied considerably among the civil divisions in Waukesha County in

<sup>5</sup>Single-family attached housing units are one-unit structures which have one or more walls extending from ground to roof separating them from adjoining structures, for example, row houses. Single-family detached housing units are one-unit structures detached from any other house, with open space on four sides. Such structures are considered detached even if they have an attached garage or contain a business unit. Single-family detached housing units also include mobile homes or trailers to which one or more permanent rooms have been added.

<sup>6</sup>Includes mobile homes and trailers, and any other living quarters which do not fit into the other categories. Examples are houseboats, railroad cars, campers, and vans.

Table 78

## HOUSING UNITS BY STRUCTURE TYPE IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1950-1990

Structure Type of Housing Units	Waukesha County		The Region		The State	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
<b>1950</b>						
Single-Family Units .....	22,113	80.4	194,072	51.4	730,980	69.3
Units in Structures with 2 Units .....	3,486	12.7	114,164	30.3	209,394	19.8
Units in Structures with 3 or More Units .....	1,598	5.8	66,157	17.5	107,715	10.2
Other Units <sup>a</sup> .....	293	1.1	2,999	0.8	7,754	0.7
<b>Total</b>	<b>27,490</b>	<b>100.0</b>	<b>377,392</b>	<b>100.0</b>	<b>1,055,843</b>	<b>100.0</b>
<b>1960<sup>b</sup></b>						
Single-Family Units .....	41,657	88.1	308,090	61.5	977,175	75.8
Units in Structures with 2 Units .....	2,804	5.9	111,444	22.3	177,643	13.8
Units in Structures with 3 or More Units .....	2,539	5.4	78,144	15.6	122,617	9.5
Other Units <sup>a</sup> .....	287	0.6	2,942	0.6	11,064	0.9
<b>Total</b>	<b>47,287</b>	<b>100.0</b>	<b>500,620</b>	<b>100.0</b>	<b>1,288,499</b>	<b>100.0</b>
<b>1970<sup>c</sup></b>						
Single-Family Units .....	53,117	83.4	323,821	58.1	998,092	70.5
Units in Structures with 2 Units .....	4,503	7.1	120,653	21.7	207,184	14.6
Units in Structures with 3 or More Units .....	5,668	8.9	108,738	19.5	182,677	12.9
Other Units <sup>a</sup> .....	404	0.6	3,732	0.7	28,474	2.0
<b>Total</b>	<b>63,692</b>	<b>100.0</b>	<b>556,944</b>	<b>100.0</b>	<b>1,416,427</b>	<b>100.0</b>
<b>1980</b>						
Single-Family Units .....	73,603	79.5	407,432	61.3	1,294,678	69.5
Units in Structures with 2 Units .....	5,694	6.1	104,054	15.6	200,728	10.8
Units in Structures with 3 or More Units .....	12,894	13.9	148,692	22.4	299,092	16.0
Other Units <sup>a</sup> .....	431	0.5	4,795	0.7	69,399	3.7
<b>Total</b>	<b>92,622</b>	<b>100.0</b>	<b>664,973</b>	<b>100.0</b>	<b>1,863,897</b>	<b>100.0</b>
<b>1990</b>						
Single-Family Units .....	86,200	78.0	428,689	59.8	1,391,046	67.7
Units in Structures with 2 Units .....	4,793	4.3	105,278	14.7	199,005	9.7
Units in Structures with 3 or More Units .....	17,836	16.2	166,546	23.2	338,283	16.4
Other Units <sup>a</sup> .....	1,623	1.5	16,662	2.3	127,440	6.2
<b>Total</b>	<b>110,452</b>	<b>100.0</b>	<b>717,175</b>	<b>100.0</b>	<b>2,055,774</b>	<b>100.0</b>

<sup>a</sup>Includes mobile homes and trailers, and any other living quarters which do not fit into the other structure type categories; examples are houseboats, railroad cars, campers, and vans.

<sup>b</sup>Data on the number of housing units by structure type was based on a 20 percent sample count of housing units in 1960, whereas other data items from the 1960 U.S. Census presented elsewhere in this chapter were based on slightly different sample sizes. Therefore, some data do not match exactly from one tabulation to another.

<sup>c</sup>Data on the number of housing units by structure type was tabulated only for year-round housing units in 1970 and excludes vacant seasonal housing units. Therefore, the total number of housing units reflected in this table for 1970 is less than total housing units.

Source: U. S. Bureau of the Census and SEWRPC.

Table 79

**HOUSING UNITS BY STRUCTURE TYPE IN  
WAUKESHA COUNTY BY CIVIL DIVISION, THE REGION, AND THE STATE: 1990**

Community	Single-Family Detached Units		Single-Family Attached Units		Units in Structures with 2 units		Units in Structures with 3 or More Units		Other <sup>a</sup> Structure Types		Total Housing Units	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
<b>Cities</b>												
Brookfield .....	10,929	89.2	412	3.4	164	1.3	668	5.4	81	0.7	12,254	100.0
Delafield .....	1,349	62.1	100	4.6	74	3.4	623	28.7	26	1.2	2,172	100.0
Muskego .....	4,782	83.1	174	3.0	196	3.4	520	9.0	87	1.5	5,759	100.0
New Berlin .....	9,682	80.0	367	3.0	121	1.0	1,889	15.6	43	0.4	12,102	100.0
Oconomowoc .....	2,726	62.7	173	4.0	357	8.2	1,057	24.3	37	0.8	4,350	100.0
Waukesha .....	10,909	49.4	1,185	5.4	2,024	9.2	7,541	34.2	406	1.8	22,065	100.0
Subtotal	40,377	68.8	2,411	4.1	2,936	5.0	12,298	20.9	680	1.2	58,702	100.0
<b>Villages</b>												
Big Bend .....	362	85.2	8	1.9	37	8.7	15	3.5	3	0.7	425	100.0
Butler .....	414	43.6	22	2.3	175	18.4	327	34.5	11	1.2	949	100.0
Chenequa .....	298	95.4	5	1.6	3	1.0	3	1.0	3	1.0	312	100.0
Dousman .....	266	74.5	26	7.3	44	12.3	15	4.2	6	1.7	357	100.0
Eagle .....	349	87.2	11	2.7	19	4.7	16	4.0	5	1.3	400	100.0
Elm Grove .....	1,905	79.5	65	2.7	12	0.5	404	16.8	12	0.5	2,398	100.0
Hartland .....	1,247	51.4	245	10.1	159	6.5	771	31.8	6	0.2	2,428	100.0
Lac La Belle .....	106	100.0	0	0.0	0	0.0	0	0.0	0	0.0	106	100.0
Lannon .....	247	67.2	2	0.5	17	4.6	45	12.2	57	15.5	368	100.0
Menomonee Falls .....	7,617	75.8	309	3.1	291	2.9	1,694	16.9	132	1.3	10,043	100.0
Merton .....	314	90.7	2	0.6	18	5.2	10	2.9	2	0.6	346	100.0
Mukwonago .....	1,099	66.9	74	4.5	121	7.4	319	19.4	30	1.8	1,643	100.0
Nashotah .....	180	94.2	0	0.0	11	5.8	0	0.0	0	0.0	191	100.0
North Prairie .....	380	92.5	0	0.0	12	2.9	17	4.1	2	0.5	411	100.0
Oconomowoc Lake .....	218	92.0	0	0.0	8	3.4	11	4.6	0	0.0	237	100.0
Pewaukee .....	674	43.6	159	7.9	147	7.3	721	35.9	103	5.1	2,004	100.0
Sussex .....	1,152	63.9	55	3.1	67	3.7	512	28.4	17	0.9	1,803	100.0
Wales .....	606	82.3	42	5.7	35	4.8	48	6.5	5	0.7	736	100.0
Subtotal	17,633	70.1	1,025	4.1	1,176	4.7	4,928	19.6	394	1.5	25,156	100.0
<b>Towns</b>												
Brookfield .....	1,224	85.6	52	3.6	61	4.3	93	6.5	0	0.0	1,430	100.0
Delafield .....	1,705	89.0	39	2.0	53	2.8	93	4.9	25	1.3	1,915	100.0
Eagle .....	731	95.7	5	0.7	15	2.0	5	0.7	7	0.9	763	100.0
Genesee .....	1,742	93.1	14	0.8	68	3.6	39	2.1	8	0.4	1,871	100.0
Lisbon .....	2,333	85.5	36	1.3	33	1.2	15	0.6	311	11.4	2,728	100.0
Merton .....	2,255	93.2	42	1.7	66	2.7	10	0.4	48	2.0	2,421	100.0
Mukwonago .....	1,737	94.0	5	0.3	62	3.4	0	0.0	43	2.3	1,847	100.0
Oconomowoc .....	2,537	89.3	80	2.8	119	4.2	64	2.3	41	1.4	2,841	100.0
Ottawa .....	1,018	98.8	0	0.0	7	0.7	0	0.0	5	0.5	1,030	100.0
Pewaukee .....	3,026	88.6	85	2.5	91	2.6	173	5.1	40	1.2	3,415	100.0
Summit .....	1,489	94.5	12	0.8	28	1.8	46	2.9	0	0.0	1,575	100.0
Vernon .....	2,219	97.9	7	0.3	17	0.7	22	1.0	2	0.1	2,267	100.0
Waukesha .....	2,361	94.8	0	0.0	61	2.4	50	2.0	19	0.8	2,491	100.0
Subtotal	24,377	91.7	377	1.4	681	2.5	610	2.3	549	2.1	26,594	100.0
<b>Waukesha County</b> .....	82,387	74.6	3,813	3.5	4,793	4.3	17,836	16.1	1,623	1.5	110,452	100.0
<b>The Region</b> .....	402,743	56.2	25,946	3.6	105,278	14.7	166,546	23.2	16,662	2.3	717,175	100.0
<b>The State</b> .....	1,341,491	65.2	49,555	2.4	199,005	9.7	338,283	16.5	127,440	6.2	2,055,774	100.0

<sup>a</sup>Includes mobile homes and trailers, and any other living quarters which do not fit into the other categories; examples are houseboats, railroad cars, campers, and vans.

Source: U. S. Bureau of the Census and SEWRPC.

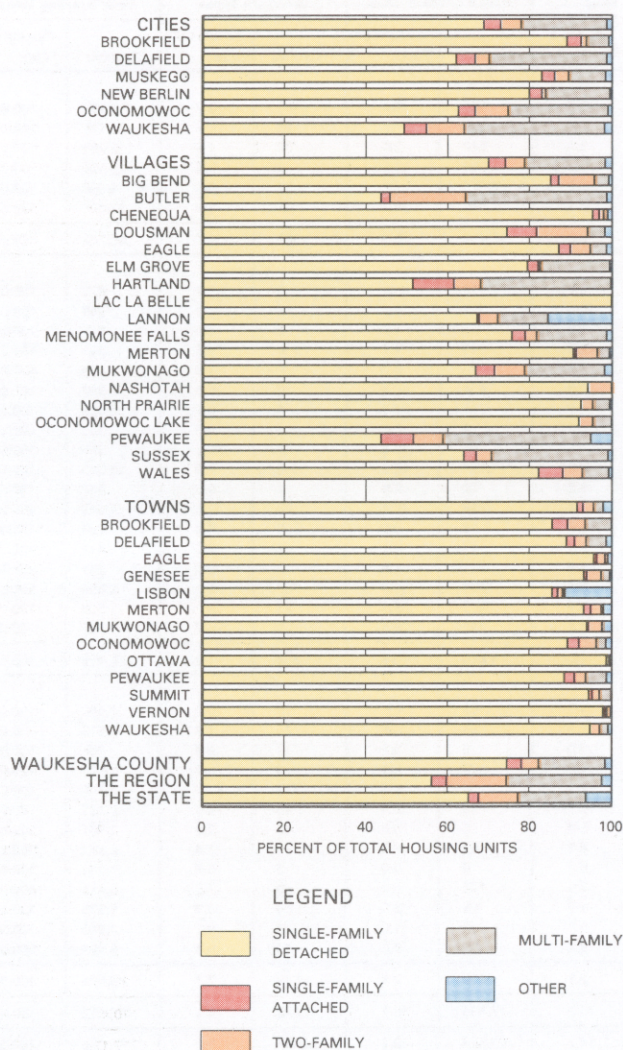
1990. As shown in Figure 56, the proportion of single-family units ranged from under 60 percent in the City of Waukesha and the Villages of Butler and Pewaukee to over 95 percent in the Villages of Chenequa and Lac La Belle and the Towns of Eagle, Ottawa, and Vernon. The proportion of single-family housing units in 1990 was about 72 percent of the total housing stock in the six cities in the County, about 74 percent in the 18 villages, and about 93 percent in the 13 towns.

The record of residential building permits within Waukesha County also provides information on the type of housing units, single-family, two-family, and multi-family, which may have been added to the County's housing stock since 1990. As indicated in Table 80 and Figure 57, there were about 10,040 single-family housing units authorized, representing about 67 percent of the total 15,090 units authorized from January 1990 through December 1994. As further indicated in Table 80, there were about 680



Figure 56

**RELATIVE PROPORTION OF HOUSING UNITS  
BY STRUCTURE TYPE IN WAUKESHA COUNTY BY  
CIVIL DIVISION, THE REGION, AND THE STATE: 1990**



Source: U. S. Bureau of the Census and SEWRPC.

two-family housing structures authorized in the County between 1990 and 1995, representing about 4 percent of the total, and about 4,370 housing units in structures containing three or more units, representing about 29 percent of the total.

### Costs

Housing value and rental cost are important in determining the extent to which housing demand in Waukesha County can be economically satisfied. Accordingly, data concerning the value and rent of housing units in the County are presented in this section.

**Value:** Value data is presented in the U. S. Census of Population and Housing for a subset of total owner-occupied housing units. In the 1950 and 1960 U. S. Censuses, value was tabulated for urban and rural-nonfarm owner-occupied housing units, those located on fewer than 10 acres of land. In the 1970, 1980, and 1990 U. S. Censuses, value was tabulated for specified<sup>7</sup> owner-occupied housing units. Accordingly, value was tabulated for about 10,940 units in 1950, about 29,680 units in 1960, about 45,130 units in 1970, about 62,590 units in 1980, and about 73,500 housing units in Waukesha County in 1990, representing about 70 percent of the owner-occupied housing stock in 1950 and about 90 percent of the owner-occupied housing stock in 1960, 1970, 1980, and 1990. It should be noted that the tabulated value for owner-occupied housing units is an estimate of the market value of the house and site. The value of the site comprises a varying proportion of the value of the total housing package, depending on lot size, location, improvements, and other physical features.

The distributions of values for owner-occupied housing units in the County, the Region, and the State in 1950, 1960, 1970, 1980, and 1990 are shown in Tables 81 through 85 and in Figures 58 through 62. As indicated in Tables 81 through 85, the median value for owner-occupied housing in Waukesha County was higher than that for the Region or the State in 1960, 1970, 1980, and 1990, both in terms of actual dollars and in terms of constant, 1990 dollars, adjusted for general price inflation on the basis of the Consumer Price Index. However in 1950, the median value of such housing in the County was slightly lower than that for the Region. In terms of constant 1990 dollars, the median value for owner-occupied housing in Waukesha County increased by about 66 percent, from \$57,900 to \$96,080, between 1950 and 1990, while the constant-dollar median values for owner-occupied housing in the Region and the State increased by only 18 percent and 28 percent, respectively. In 1990, the median value for specified owner-occupied housing units was \$96,080 for Waukesha County, significantly higher than that for the Region or the State, with median values of \$74,190 and \$62,100, respectively.

<sup>7</sup>Includes owner-occupied single-family houses on less than 10 acres of land, without a business or medical office on the property; owner-occupied condominiums; and owner-occupied mobile homes.



Table 80

**HOUSING UNITS AUTHORIZED BY BUILDING PERMITS,  
BY STRUCTURE TYPE, IN WAUKESHA COUNTY BY CIVIL DIVISION: 1990-1995**

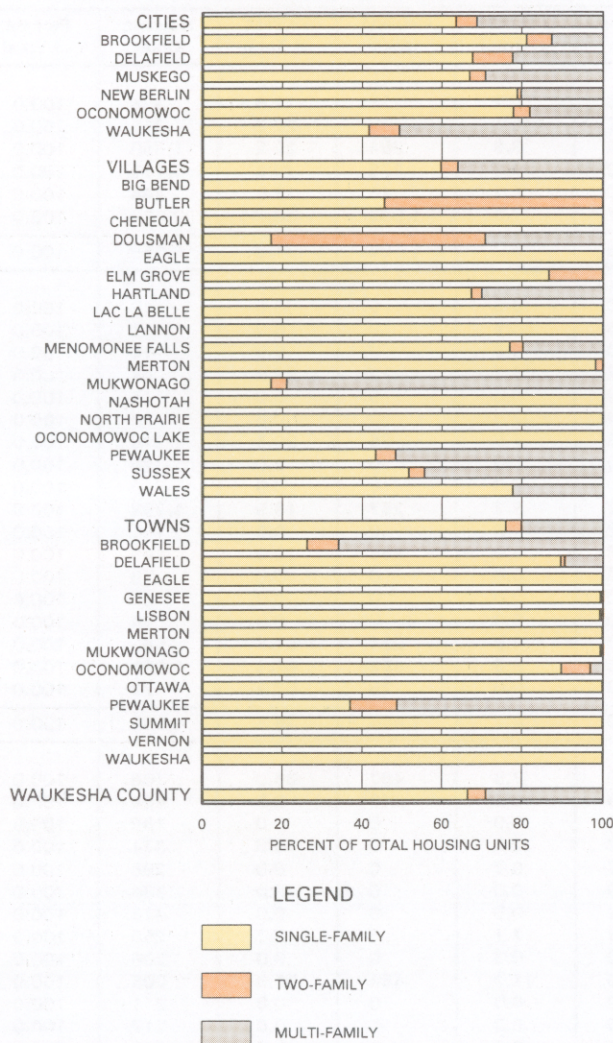
Community	Housing Units Authorized by Building Permits: January 1990 through December 1994							
	Single-Family Units		Units in Structures with 2 Units		Units in Structures with 3 or More Units		Total	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
<b>Cities</b>								
Brookfield .....	762	81.2	58	6.2	118	12.6	938	100.0
Delafield .....	214	67.7	32	10.1	70	22.2	316	100.0
Muskego .....	904	67.0	52	3.8	394	29.2	1,350	100.0
New Berlin .....	924	79.0	10	0.8	236	20.2	1,170	100.0
Oconomowoc .....	190	77.9	10	4.1	44	18.0	244	100.0
Waukesha .....	851	41.8	154	7.5	1,032	50.7	2,037	100.0
Subtotal	3,845	63.5	316	5.2	1,894	31.3	6,055	100.0
<b>Villages</b>								
Big Bend .....	12	100.0	0	0.0	0	0.0	12	100.0
Butler .....	5	45.5	6	54.5	0	0.0	11	100.0
Chenequa .....	14	100.0	0	0.0	0	0.0	14	100.0
Dousman .....	7	17.1	22	53.7	12	29.2	41	100.0
Eagle .....	16	100.0	0	0.0	0	0.0	16	100.0
Elm Grove .....	26	86.7	4	13.3	0	0.0	30	100.0
Hartland .....	213	67.4	8	2.5	95	30.1	316	100.0
Lac La Belle .....	20	100.0	0	0.0	0	0.0	20	100.0
Lannon .....	2	100.0	0	0.0	0	0.0	2	100.0
Menomonee Falls .....	996	76.9	42	3.2	257	19.9	1,295	100.0
Merton .....	112	98.2	2	1.8	0	0.0	114	100.0
Mukwonago .....	79	17.1	18	3.9	366	79.0	463	100.0
Nashotah .....	79	100.0	0	0.0	0	0.0	79	100.0
North Prairie .....	64	100.0	0	0.0	0	0.0	64	100.0
Oconomowoc Lake .....	14	100.0	0	0.0	0	0.0	14	100.0
Pewaukee .....	247	43.4	28	4.9	294	51.7	569	100.0
Sussex .....	533	51.7	40	3.9	458	44.4	1,031	100.0
Wales .....	56	77.8	0	0.0	16	22.2	72	100.0
Subtotal	2,495	59.8	170	4.1	1,498	36.1	4,163	100.0
<b>Towns</b>								
Brookfield .....	185	26.1	56	7.9	467	66.0	708	100.0
Delafield .....	380	89.6	4	0.9	40	9.5	424	100.0
Eagle .....	189	100.0	0	0.0	0	0.0	189	100.0
Genesee .....	372	99.5	2	0.5	0	0.0	374	100.0
Lisbon .....	286	99.3	2	0.7	0	0.0	288	100.0
Merton .....	335	100.0	0	0.0	0	0.0	335	100.0
Mukwonago .....	423	99.5	2	0.5	0	0.0	425	100.0
Oconomowoc .....	229	89.8	18	7.1	8	3.1	255	100.0
Ottawa .....	208	100.0	0	0.0	0	0.0	208	100.0
Pewaukee .....	335	37.0	106	11.7	464	51.3	905	100.0
Summit .....	211	100.0	0	0.0	0	0.0	211	100.0
Vernon .....	217	100.0	0	0.0	0	0.0	217	100.0
Waukesha .....	332	100.0	0	0.0	0	0.0	332	100.0
Subtotal	3,702	76.0	190	3.9	979	20.1	4,871	100.0
Waukesha County .....	10,042	66.5	676	4.5	4,371	29.0	15,089	100.0

Source: Allied Construction Employees Association and SEWRPC.



Figure 57

**RELATIVE PROPORTION  
OF HOUSING UNITS  
AUTHORIZED BY BUILDING PERMITS,  
BY STRUCTURE TYPE, IN WAUKESHA  
COUNTY BY CIVIL DIVISION: 1990-1995**



Source: Allied Construction Employers Association and SEWRPC.

It is evident that the value of owner-occupied housing in Waukesha County has shifted increasingly upward, relative to the Region and the State, for each Census year since 1950, as illustrated in Figures 58 through 62. With respect to the distribution of values for owner-occupied housing units, Waukesha County consistently exhibited an increasingly higher proportion of higher-value units than the Region or the State since 1960. The distribu-

tions of values for 1980 and 1990 indicate a relative abundance of housing units valued significantly above the median value, whereas the distributions of values for 1960 and 1970 indicate a relative abundance of housing units valued significantly below the median value. While the same changes in distribution of values were evident for the Region and the State over the same period of time, those changes were much more pronounced in Waukesha County.

In 1990, about 15,380 units, or 21 percent of the specified owner-occupied housing units in the County, had a reported value under \$75,000, whereas in 1970, in constant 1990 dollars, that proportion was about 33 percent. In 1990, about 39,730 units, or 54 percent of the specified owner-occupied housing units in the County, had a reported value between \$75,000 and \$125,000, whereas in 1970, in constant 1990 dollars, that proportion was about 47 percent. In 1990, about 13,730 units, or 19 percent of the specified owner-occupied housing units in the County, had a reported value between \$125,000 and \$200,000 and about 4,670 units, or 6 percent of the specified owner-occupied housing units in the County, had a reported value of \$200,000 or more. In 1970, about 20 percent of the specified owner-occupied housing units in the County had a reported value, in constant 1990 dollars, of \$125,000 or more. As illustrated in Figure 62, the distribution of values for specified owner-occupied housing units in Waukesha County in 1990 was much more heavily concentrated within and near the \$75,000 to \$99,999 median value range than were the distributions of such values for the Region or the State. This indicates that there were proportionally fewer choices for purchasing a home at much lower than the median value in Waukesha County than in the Region or the State.

Much variation was observed in the value of housing units among the cities, villages, and towns in the County in 1990. This is summarized by the median values presented for each civil division in Figure 63. Median values of less than \$80,000 were observed in the Villages of Big Bend, Butler, Dousman, Eagle, Lannon, Mukwonago, and Pewaukee, while median values of more than \$150,000 were observed in the Villages of Chenequa, Elm Grove, Lac La Belle, and Oconomowoc Lake.

As might be expected, the value of housing units varies significantly when the number of bedrooms is considered. The median values calculated for specified owner-occupied housing units in 1990 increased



Table 81

**VALUE FOR URBAN AND RURAL-NONFARM OWNER-OCCUPIED  
HOUSING UNITS IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1950**

Value <sup>a</sup> as Reported in 1950	Value as Expressed in 1990 Dollars	Waukesha County		The Region		The State	
		Housing Units <sup>b</sup>	Percent of Total	Housing Units <sup>b</sup>	Percent of Total	Housing Units <sup>b</sup>	Percent of Total
Less than \$2,000	Less than \$11,350	81	0.7	760	0.6	13,903	4.1
\$2,000 to \$2,999	\$11,350 to \$16,999	115	1.1	877	0.7	15,048	4.4
\$3,000 to \$3,999	\$17,000 to \$22,649	257	2.3	1,904	1.6	22,613	6.7
\$4,000 to \$4,999	\$22,650 to \$28,349	386	3.5	3,142	2.6	25,317	7.4
\$5,000 to \$5,999	\$28,350 to \$33,999	621	5.7	5,177	4.3	30,021	8.8
\$6,000 to \$7,499	\$34,000 to \$42,499	1,430	13.1	12,813	10.7	50,726	14.9
\$7,500 to \$9,999	\$42,500 to \$56,699	2,392	21.8	25,750	21.4	64,735	19.1
\$10,000 to \$14,999	\$56,700 to \$85,019	3,650	33.4	45,369	37.8	79,831	23.5
\$15,000 to \$19,999	\$85,020 to \$113,349	1,181	10.8	14,876	12.4	23,588	6.9
\$20,000 or More	\$113,350 or More	830	7.6	9,463	7.9	14,154	4.2
Total: Units for Which Value was Reported		10,943	100.0	120,131	100.0	339,936	100.0
Median Value: As Reported in 1950		\$10,200		\$11,100		\$ 7,900	
Median Value: As Expressed in 1990 Dollars		\$57,900		\$62,700		\$44,900	

<sup>a</sup>Value is the Census respondent's estimate of how much the property would sell for if it were for sale.

<sup>b</sup>Value was reported for urban and rural-nonfarm housing units, which include owner-occupied one-family homes on fewer than 10 acres of land.

Source: U. S. Bureau of the Census and SEWRPC.

Table 82

**VALUE FOR URBAN AND RURAL-NONFARM OWNER-OCCUPIED  
HOUSING UNITS IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1960**

Value <sup>a</sup> as Reported in 1960	Value as Expressed in 1990 Dollars	Waukesha County		The Region		The State	
		Housing Units <sup>b</sup>	Percent of Total	Housing Units <sup>b</sup>	Percent of Total	Housing Units <sup>b</sup>	Percent of Total
Less than \$5,000	Less than \$22,850	287	1.0	2,516	1.1	43,604	7.8
\$5,000 to \$7,499	\$22,850 to \$34,249	844	2.8	8,401	3.7	63,341	11.3
\$7,500 to \$9,999	\$34,250 to \$45,699	1,797	6.1	17,843	7.9	78,401	14.0
\$10,000 to \$12,499	\$45,700 to \$57,099	3,241	10.9	30,377	13.4	91,260	16.3
\$12,500 to \$14,999	\$57,100 to \$68,549	4,204	14.2	41,994	18.5	85,925	15.3
\$15,000 to \$17,499	\$68,550 to \$79,949	4,792	16.1	43,168	19.0	73,939	13.2
\$17,500 to \$19,999	\$79,950 to \$91,349	4,361	14.7	30,529	13.5	46,974	8.4
\$20,000 to \$24,999	\$91,350 to \$114,199	5,426	18.3	28,231	12.5	42,525	7.6
\$25,000 to \$34,999	\$114,200 to \$159,899	3,412	11.5	15,916	7.0	23,232	4.1
\$35,000 or More	\$159,900 or More	1,316	4.4	7,678	3.4	11,015	2.0
Total: Units for Which Value was Reported		29,680	100.0	226,653	100.0	560,216	100.0
Median Value: As Reported in 1960		\$17,300		\$15,700		\$12,600	
Median Value: As Expressed in 1990 Dollars		\$79,000		\$71,800		\$57,600	

<sup>a</sup>Value is the Census respondent's estimate of how much the property would sell for if it were for sale.

<sup>b</sup>Value was reported for urban and rural-nonfarm housing units, which include owner-occupied one-family homes on less than 10 acres of land.

Source: U. S. Bureau of the Census and SEWRPC.

Table 83

**VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS  
IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1970**

Value <sup>a</sup> as Reported in 1970	Value as Expressed in 1990 Dollars	Waukesha County		The Region		The State	
		Housing Units <sup>b</sup>	Percent of Total	Housing Units <sup>b</sup>	Percent of Total	Housing Units <sup>b</sup>	Percent of Total
Less than \$5,000	Less than \$17,800	66	0.1	1,330	0.5	21,787	3.2
\$5,000 to \$7,499	\$17,800 to \$26,699	231	0.5	4,227	1.6	37,936	5.6
\$7,500 to \$9,999	\$26,700 to \$35,599	556	1.2	8,743	3.2	53,886	7.9
\$10,000 to \$12,499	\$35,600 to \$44,499	1,456	3.2	17,671	6.5	73,956	10.9
\$12,500 to \$14,999	\$44,500 to \$53,399	1,988	4.4	25,308	9.4	75,590	11.2
\$15,000 to \$17,499	\$53,400 to \$62,299	3,189	7.1	33,837	12.5	83,363	12.3
\$17,500 to \$19,999	\$62,300 to \$71,199	4,404	9.8	38,771	14.4	82,192	12.1
\$20,000 to \$24,999	\$71,200 to \$88,999	10,240	22.7	60,550	22.4	116,614	17.2
\$25,000 to \$34,999	\$89,000 to \$124,549	13,801	30.6	51,555	19.1	88,176	13.0
\$35,000 to \$49,999	\$124,550 to \$177,949	6,696	14.8	20,272	7.5	32,344	4.8
\$50,000 or More	\$177,950 or More	2,503	5.6	7,858	2.9	12,176	1.8
Total: Units for Which Value was Reported		45,130	100.0	270,122	100.0	678,020	100.0
Median Value: As Reported in 1970		\$25,300		\$20,400		\$17,300	
Median Value: As Expressed in 1990 Dollars		\$90,000		\$72,600		\$61,600	

<sup>a</sup>Value is the Census respondent's estimate of how much the property would sell for if it were for sale.

<sup>b</sup>Value was reported for specified owner-occupied housing units, which include owner-occupied one-family homes on less than 10 acres of land without a business or medical office on the property, owner-occupied condominiums, and owner-occupied mobile homes.

Source: U. S. Bureau of the Census and SEWRPC.

Table 84

**VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS  
IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1980**

Value <sup>a</sup> as Reported in 1980	Value as Expressed in 1990 Dollars	Waukesha County		The Region		The State	
		Housing Units <sup>b</sup>	Percent of Total	Housing Units <sup>b</sup>	Percent of Total	Housing Units <sup>b</sup>	Percent of Total
Less than \$10,000	Less than \$16,100	48	0.1	1,444	0.4	8,748	1.0
\$10,000 to \$14,999	\$16,100 to \$24,099	81	0.1	2,976	0.9	15,028	1.8
\$15,000 to \$19,999	\$24,100 to \$32,149	181	0.3	5,832	1.7	26,798	3.2
\$20,000 to \$24,999	\$32,150 to \$40,199	340	0.5	9,176	2.7	42,495	5.0
\$25,000 to \$29,999	\$40,200 to \$48,199	425	0.7	11,742	3.5	51,788	6.1
\$30,000 to \$34,999	\$48,200 to \$56,249	726	1.2	16,824	5.0	66,197	7.8
\$35,000 to \$39,999	\$56,250 to \$64,299	1,029	1.6	20,165	6.0	71,205	8.4
\$40,000 to \$49,999	\$64,300 to \$80,349	4,233	6.8	54,009	16.0	155,810	18.4
\$50,000 to \$59,999	\$80,350 to \$96,449	7,733	12.4	59,891	17.7	136,490	16.2
\$60,000 to \$79,999	\$96,450 to \$128,599	22,541	36.0	87,627	25.9	166,999	19.8
\$80,000 to \$99,999	\$128,600 to \$160,699	14,091	22.5	38,527	11.4	60,219	7.1
\$100,000 to \$149,999	\$160,700 to \$241,099	8,369	13.4	22,569	6.7	34,153	4.0
\$150,000 to \$199,999	\$241,100 to \$321,449	1,894	3.0	4,607	1.4	6,460	0.8
\$200,000 or More	\$321,450 or More	899	1.4	2,451	0.7	3,255	0.4
Total: Units for Which Value was Reported		62,590	100.0	337,840	100.0	845,645	100.0
Median Value: As Reported in 1980		\$ 75,300		\$57,800		\$48,900	
Median Value: As Expressed in 1990 Dollars		\$121,000		\$92,900		\$78,600	

<sup>a</sup>Value is the Census respondent's estimate of how much the property would sell for if it were for sale.

<sup>b</sup>Value was reported for specified owner-occupied housing units, which include owner-occupied one-family homes on less than 10 acres of land without a business or medical office on the property, owner-occupied condominiums, and owner-occupied mobile homes.

Source: U. S. Bureau of the Census and SEWRPC.



Table 85

**VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS  
IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1990**

Value <sup>a</sup> as Reported in 1990	Value as Expressed in 1990 Dollars	Waukesha County		The Region		The State	
		Housing Units <sup>b</sup>	Percent of Total	Housing Units <sup>b</sup>	Percent of Total	Housing Units <sup>b</sup>	Percent of Total
Less than \$15,000	Less than \$15,000	43	0.1	1,263	0.4	8,637	0.9
\$15,000 to \$24,999	\$15,000 to \$24,999	37	0.1	4,598	1.3	30,049	3.2
\$25,000 to \$34,999	\$25,000 to \$34,999	118	0.2	13,267	3.8	72,460	7.8
\$35,000 to \$44,999	\$35,000 to \$44,999	514	0.7	26,206	7.6	117,414	12.7
\$45,000 to \$59,999	\$45,000 to \$59,999	3,964	5.4	63,678	18.5	208,754	22.5
\$60,000 to \$74,999	\$60,000 to \$74,999	10,699	14.6	72,105	20.9	188,718	20.3
\$75,000 to \$99,999	\$75,000 to \$99,999	25,349	34.5	80,918	23.5	165,304	17.8
\$100,000 to \$124,999	\$100,000 to \$124,999	14,381	19.5	36,619	10.6	62,725	6.8
\$125,000 to \$149,999	\$125,000 to \$149,999	7,677	10.4	19,829	5.8	33,166	3.6
\$150,000 to \$174,999	\$150,000 to \$174,999	3,858	5.2	9,248	2.7	15,280	1.7
\$175,000 to \$199,999	\$175,000 to \$199,999	2,194	3.0	5,446	1.6	8,750	0.9
\$200,000 to \$249,999	\$200,000 to \$249,999	2,313	3.1	5,393	1.6	8,617	0.9
\$250,000 to \$299,999	\$250,000 to \$299,999	1,043	1.4	2,527	0.7	3,693	0.4
\$300,000 to \$399,999	\$300,000 to \$399,999	884	1.2	2,195	0.6	3,077	0.3
\$400,000 or More	\$400,000 or More	430	0.6	1,346	0.4	1,850	0.2
Total: Units for Which Value was Reported		73,504	100.0	344,638	100.0	928,494	100.0
Median Value: As Reported in 1990		\$96,080		\$74,190		\$62,100	
Median Value: As Expressed in 1990 Dollars		\$96,080		\$74,190		\$62,100	

<sup>a</sup>Value is the Census respondent's estimate of how much the property would sell for if it were for sale.

<sup>b</sup>Value was reported for specified owner-occupied housing units, which include owner-occupied one-family homes on less than 10 acres of land without a business or medical office on the property, owner-occupied condominiums, and owner-occupied mobile homes.

Source: U. S. Bureau of the Census and SEWRPC.

as the number of bedrooms increased, ranging from about \$71,600 for units with 2 or less bedrooms to about \$157,600 for units with 5 or more bedrooms (see Table 86 and Figure 64). Of special significance, however, is the value distribution of large housing units. In 1990, about 67 percent of specified owner-occupied housing units in Waukesha County containing four bedrooms were valued at \$100,000 or more; about 54 percent of those containing five or more bedrooms were valued at \$150,000 or more. The relatively high value distribution of large housing units in the County has important implications for the provision of adequate housing to large lower-income families in the County.

It should also be noted that data pertaining to sales of vacant-for-sale housing units, as enumerated in the 1990 U. S. Census, indicated a median asking price of about \$130,000 in Waukesha County in 1990. While data pertaining to the value of specified owner-occupied housing units, as set forth in the 1990 U. S. Census, may provide a useful estimate of the value of housing, most of which is not for sale, it

does not necessarily accurately represent the value of housing which was being sold on the housing market within the County. The large difference between the median asking price for vacant-for-sale housing units in the County, about \$130,000 in 1990, and the median value for specified owner-occupied housing units, about \$96,100 in 1990, signifies that housing units on the market in Waukesha County in 1990 were primarily recently built and/or relatively large homes.

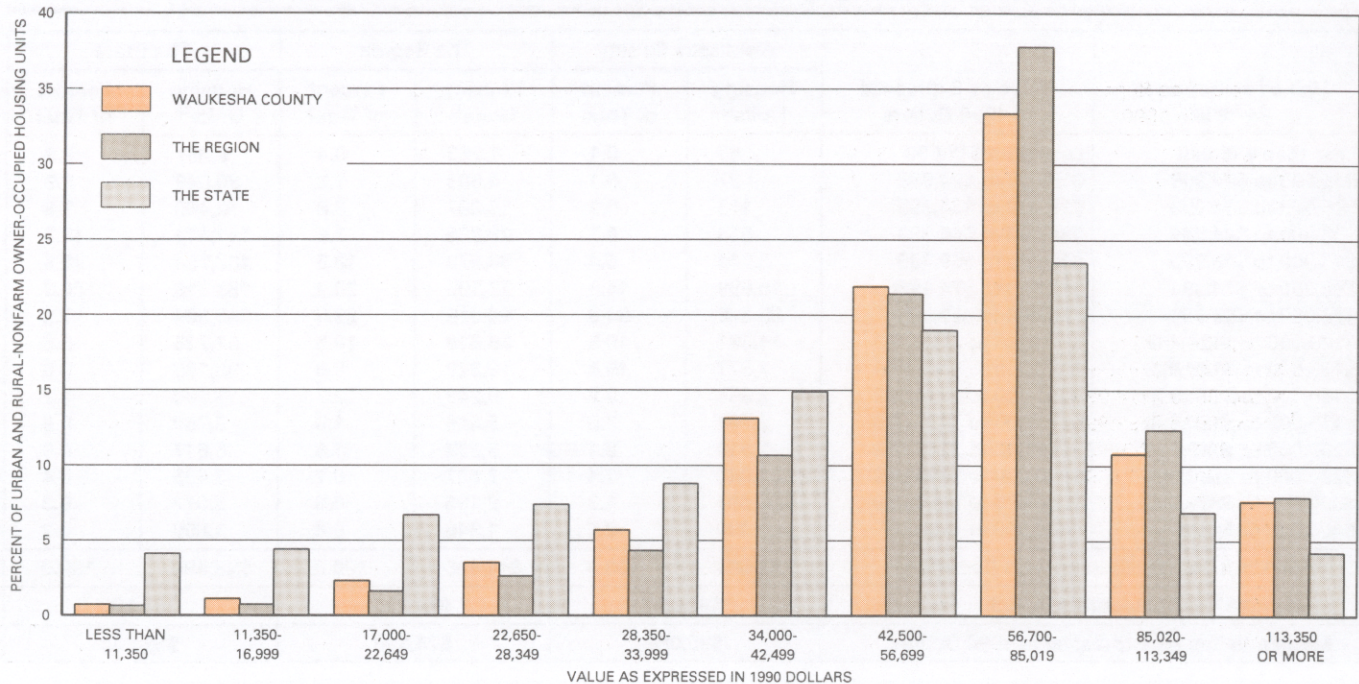
Rent: Monthly gross rent<sup>8</sup> is presented in the U. S. Census of Population and Housing for a subset of the total renter-occupied housing units. In the 1950 and 1960 U. S. Censuses, gross rent was tabulated for urban and rural-nonfarm renter-occupied hous-

<sup>8</sup>Monthly gross rent is the monthly contract rent plus the average monthly cost of utilities and fuel to the extent that these are paid for by the renter in addition to the contract rent.



Figure 58

VALUE FOR URBAN AND RURAL-NONFARM OWNER-OCCUPIED  
HOUSING UNITS IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1950



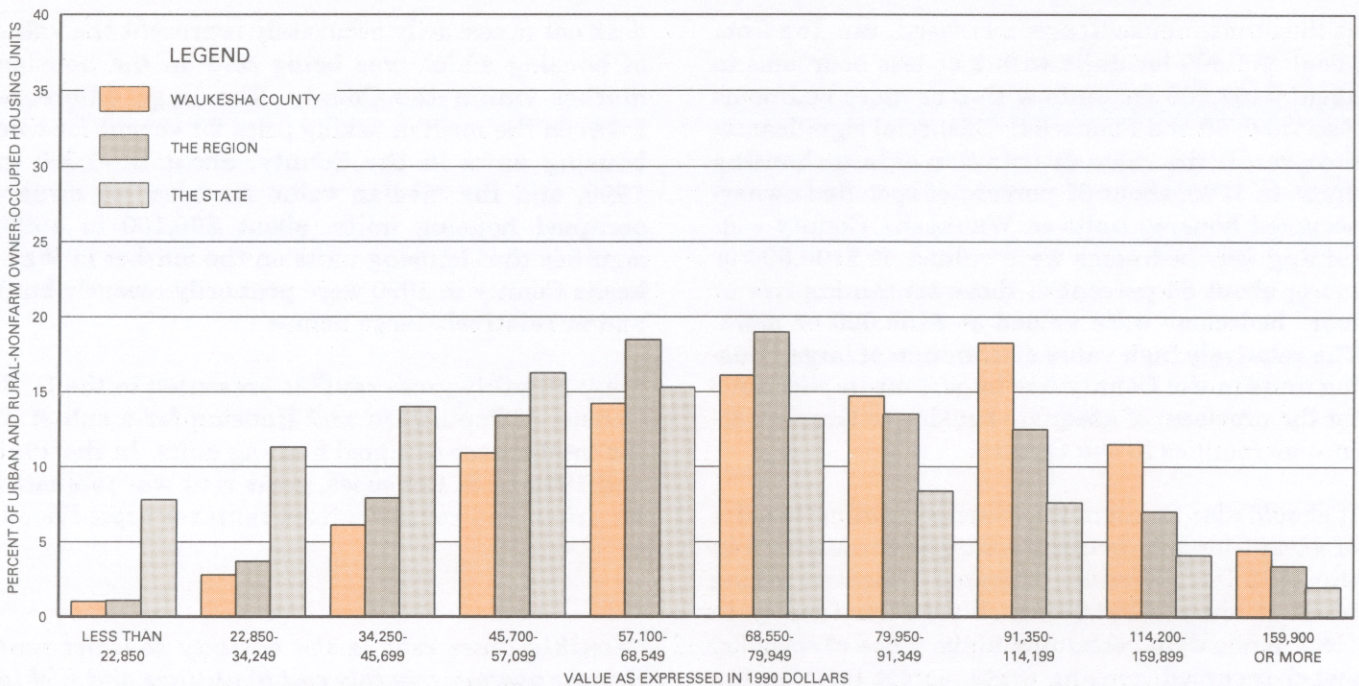
NOTES: VALUE IS THE RESPONDENT'S ESTIMATE OF HOW MUCH THE PROPERTY WOULD SELL FOR IF IT WERE FOR SALE.

URBAN AND RURAL NONFARM HOUSING UNITS INCLUDE OWNER-OCCUPIED ONE-FAMILY HOUSES ON FEWER THAN 10 ACRES OF LAND.

Source: U. S. Bureau of the Census and SEWRPC.

Figure 59

VALUE FOR URBAN AND RURAL-NONFARM OWNER-OCCUPIED  
HOUSING UNITS IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1960



NOTES: VALUE IS THE RESPONDENT'S ESTIMATE OF HOW MUCH THE PROPERTY WOULD SELL FOR IF IT WERE FOR SALE.

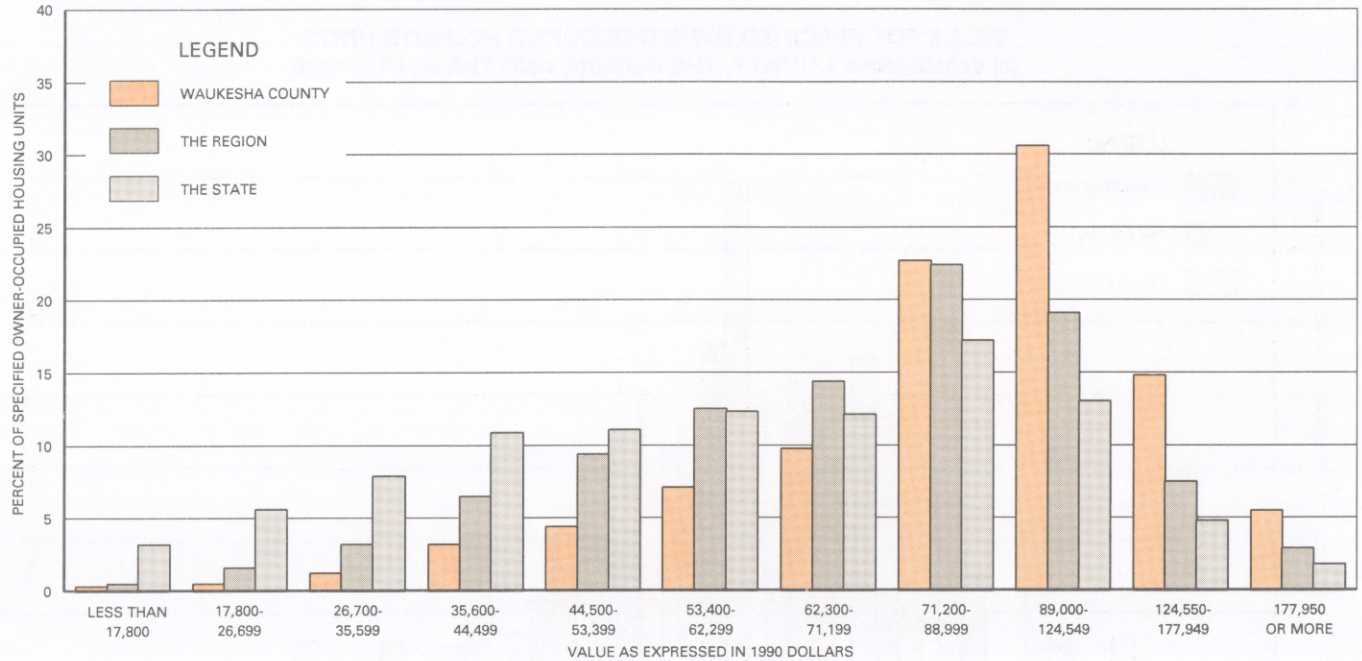
URBAN AND RURAL NONFARM HOUSING UNITS INCLUDE OWNER-OCCUPIED ONE-FAMILY HOUSES ON FEWER THAN 10 ACRES OF LAND.

Source: U. S. Bureau of the Census and SEWRPC.



Figure 60

VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS  
IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1970



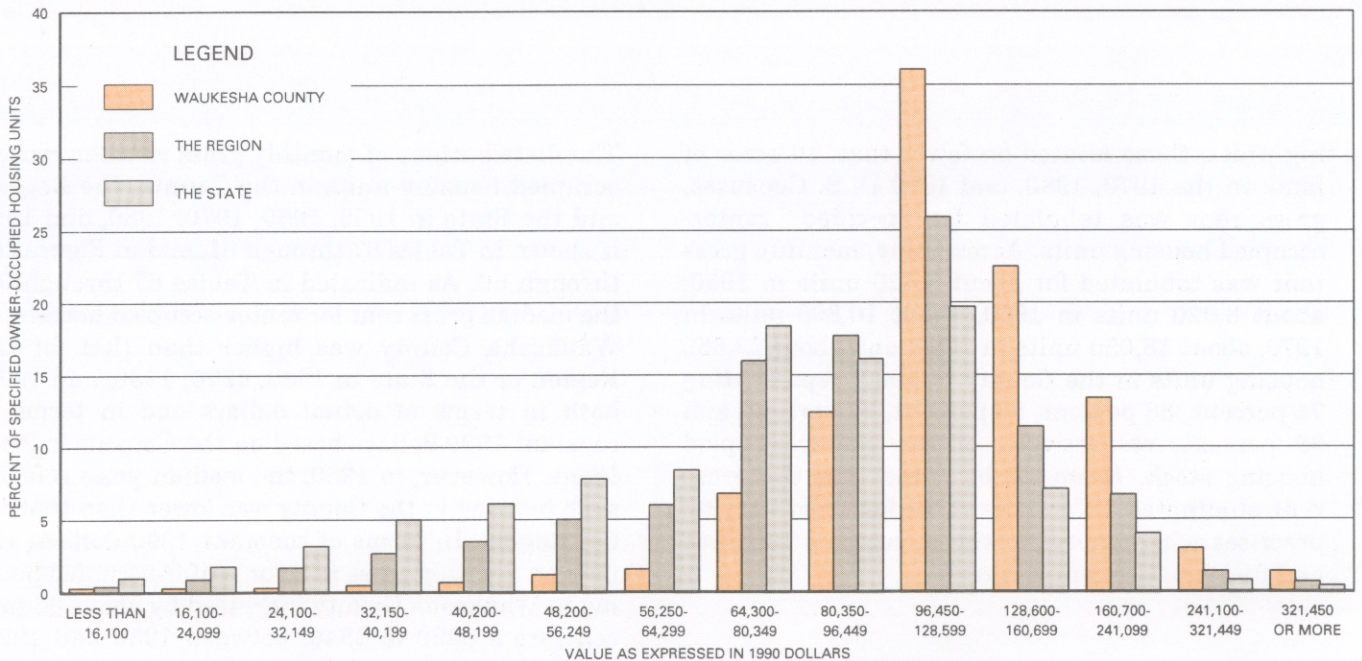
NOTES: VALUE IS THE RESPONDENT'S ESTIMATE OF HOW MUCH THE PROPERTY WOULD SELL FOR IF IT WERE FOR SALE.

SPECIFIED OWNER-OCCUPIED HOUSING UNITS INCLUDE OWNER-OCCUPIED ONE-FAMILY HOUSES ON FEWER THAN 10 ACRES OF LAND WITHOUT A BUSINESS OR MEDICAL OFFICE ON THE PROPERTY, OWNER-OCCUPIED CONDOMINIUMS, AND OWNER-OCCUPIED MOBILE HOMES.

Source: U. S. Bureau of the Census and SEWRPC.

Figure 61

VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS  
IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1980



NOTES: VALUE IS THE RESPONDENT'S ESTIMATE OF HOW MUCH THE PROPERTY WOULD SELL FOR IF IT WERE FOR SALE.

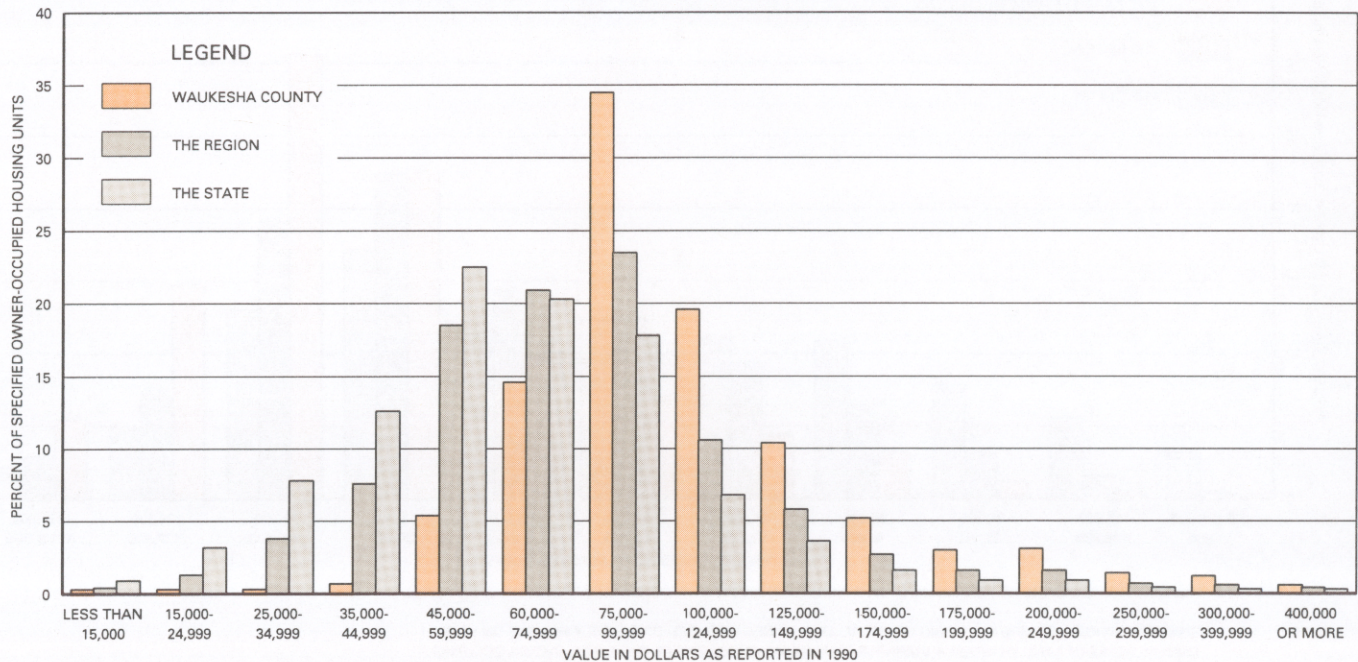
SPECIFIED OWNER-OCCUPIED HOUSING UNITS INCLUDE OWNER-OCCUPIED ONE-FAMILY HOUSES ON FEWER THAN 10 ACRES OF LAND WITHOUT A BUSINESS OR MEDICAL OFFICE ON THE PROPERTY, OWNER-OCCUPIED CONDOMINIUMS, AND OWNER-OCCUPIED MOBILE HOMES.

Source: U. S. Bureau of the Census and SEWRPC.



Figure 62

**VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS  
IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1990**



NOTES: VALUE IS THE RESPONDENT'S ESTIMATE OF HOW MUCH THE PROPERTY WOULD SELL FOR IF IT WERE FOR SALE.

SPECIFIED OWNER-OCCUPIED HOUSING UNITS INCLUDE OWNER-OCCUPIED ONE-FAMILY HOUSES ON FEWER THAN 10 ACRES OF LAND WITHOUT A BUSINESS OR MEDICAL OFFICE ON THE PROPERTY, OWNER-OCCUPIED CONDOMINIUMS, AND OWNER-OCCUPIED MOBILE HOMES.

Source: U. S. Bureau of the Census and SEWRPC.

ing units, those located on fewer than 10 acres of land; in the 1970, 1980, and 1990 U. S. Censuses, gross rent was tabulated for specified<sup>9</sup> renter-occupied housing units. Accordingly, monthly gross rent was tabulated for about 5,420 units in 1950, about 8,020 units in 1960, about 10,800 units in 1970, about 18,050 units in 1980, and about 23,550 housing units in the County in 1990, representing 74 percent, 88 percent, 88 percent, 93 percent, and 98 percent, respectively, of the renter-occupied housing stock. It should be noted that the gross rent eliminates differences resulting from varying practices with respect to the inclusion of utilities and fuel into the contract rent.

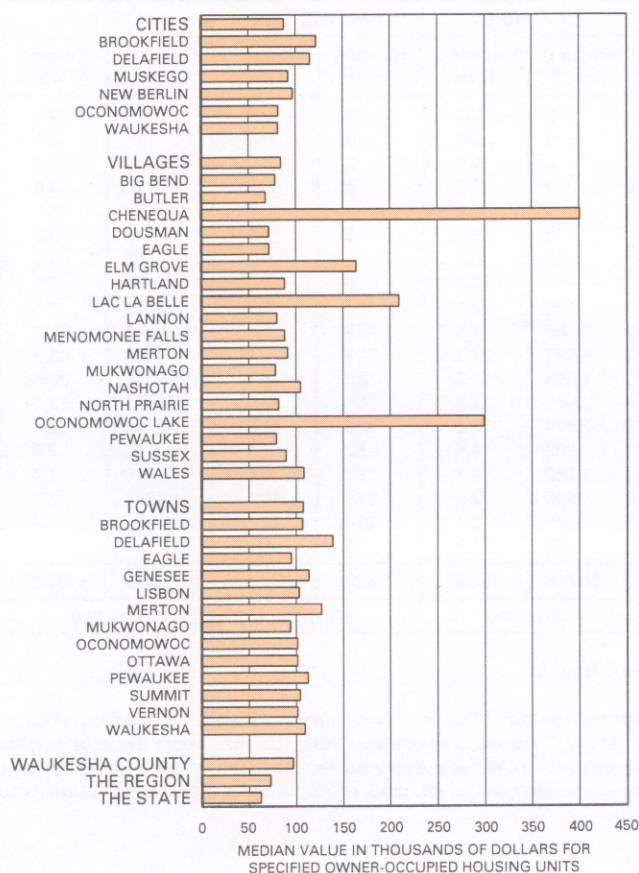
<sup>9</sup>Excludes single-family houses on ten or more acres of land.

The distributions of monthly gross rent for renter-occupied housing units in the County, the Region, and the State in 1950, 1960, 1970, 1980, and 1990 is shown in Tables 87 through 91, and in Figures 65 through 69. As indicated in Tables 87 through 91, the median gross rent for renter-occupied housing in Waukesha County was higher than that for the Region or the State in 1960, 1970, 1980, and 1990, both in terms of actual dollars and in terms of constant 1990 dollars based on the Consumer Price Index. However, in 1950, the median gross rent for such housing in the County was lower than that for the Region. In terms of constant 1990 dollars, the median monthly gross rent for renter-occupied housing in Waukesha County increased by about 86 percent, from \$290 to \$540, between 1950 and 1990, while the constant-dollar median gross rents for renter-occupied housing in the Region and the State increased by only 42 percent and 43 percent, respec-



Figure 63

**MEDIAN VALUE FOR SPECIFIED  
OWNER-OCCUPIED HOUSING UNITS IN WAUKESHA  
COUNTY, THE REGION, AND THE STATE: 1990**



NOTE: VALUE IS THE RESPONDENT'S ESTIMATE OF HOW MUCH THE PROPERTY WOULD SELL FOR IF IT WERE FOR SALE.

SPECIFIED OWNER-OCCUPIED HOUSING UNITS INCLUDE OWNER-OCCUPIED ONE-FAMILY HOUSES ON FEWER THAN 10 ACRES OF LAND WITHOUT A BUSINESS OR MEDICAL OFFICE ON THE PROPERTY, OWNER-OCCUPIED CONDOMINIUMS, AND OWNER-OCCUPIED MOBILE HOMES.

Source: U. S. Bureau of the Census and SEWRPC.

tively. In 1990, the median gross rent for specified renter-occupied housing units was \$540 for Waukesha County, significantly higher than that for the Region or the State, which had median gross rent of \$440 and \$400, respectively.

It is evident that the gross rent for renter-occupied housing in Waukesha County has shifted increasingly upward, relative to the Region and the State, for each Census year since 1950, as illustrated in Figures 65 through 69. With respect to the distribution of monthly gross rent for renter-occupied hous-

ing units, Waukesha County consistently exhibited an increasingly higher proportion of higher-rent units than the Region and the State since 1960. Thus, the relative differences in gross rents between Waukesha County, the Region, and the State, reflected in relatively higher costs in the County, have intensified over the past several decades.

In 1990, about 6,260 units, or 28 percent of the specified renter-occupied housing stock in the County, had a reported monthly gross rent under \$450, whereas in 1970, in constant 1990 dollars, that proportion was about 39 percent. In 1990, about 8,680 units, or 38 percent of the specified renter-occupied housing stock in the County, had a reported monthly gross rent between \$450 and \$599; in 1970, in constant 1990 dollars, that proportion was about 32 percent. In 1990, about 5,150 units, or 22 percent of the specified renter-occupied housing stock in the County, had a reported monthly gross rent between \$600 and \$749; in 1970, in constant 1990 dollars, that proportion was about 20 percent. In 1990, about 2,850 units, or 12 percent of the specified renter-occupied housing stock in the County, had a reported monthly gross rent of \$750 or more; in 1970, in constant 1990 dollars, that proportion was about 9 percent.

Much variation, summarized by the median gross rent presented for each civil division in Figure 70, was observed in the monthly gross rents among the cities, villages, and towns in the County. Relatively low median monthly gross rents of less than \$450 were observed in the Villages of Eagle, Lannon, Merton, and North Prairie and in the Towns of Genesee and Mukwonago, while relatively high median gross rents of \$750 or more were observed in the City of Brookfield, the Village of Nashotah, and the Town of Brookfield.

As is true for the value of owner-occupied housing units, the monthly gross rent for renter-occupied housing units varies significantly with the number of bedrooms. The median monthly gross rents calculated for specified renter-occupied units increased as the number of bedrooms increased, ranging from about \$370 for units with no bedrooms to about \$670 for units with three or more bedrooms (see Table 92 and Figure 71). Of special significance, however, is the distribution of large rental housing units according to the monthly gross rent. In 1990, about 45 percent of specified renter-occupied housing units containing three or more bedrooms had a monthly gross rent of \$700 or more. These



Table 86

**VALUE<sup>a</sup> BY NUMBER OF BEDROOMS FOR SPECIFIED<sup>b</sup>  
OWNER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY: 1990**

Value <sup>a</sup>	2 or Less Bedrooms		3 Bedrooms		4 Bedrooms		5 or More Bedrooms		Total	
	Housing Units <sup>b</sup>	Percent of Total	Housing Units <sup>b</sup>	Percent of Total	Housing Units <sup>b</sup>	Percent of Total	Housing Units <sup>b</sup>	Percent of Total	Housing Units <sup>b</sup>	Percent of Total
Less than \$15,000 .....	58	0.8	24	0.1	0	0.0	0	0.0	82	0.1
\$15,000 to \$19,999 .....	0	0.0	19	0.0	0	0.0	0	0.0	19	0.0
\$20,000 to \$24,999 .....	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
\$25,000 to \$29,999 .....	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
\$30,000 to \$34,999 .....	48	0.7	29	0.1	0	0.0	0	0.0	77	0.1
\$35,000 to \$39,999 .....	92	1.3	53	0.1	0	0.0	0	0.0	145	0.2
\$40,000 to \$44,999 .....	100	1.4	183	0.4	68	0.3	0	0.0	351	0.5
\$45,000 to \$49,999 .....	270	3.9	322	0.7	62	0.3	0	0.0	654	0.9
\$50,000 to \$59,999 .....	1,351	19.4	1,464	3.3	414	2.1	0	0.0	3,229	4.4
\$60,000 to \$74,999 .....	2,102	30.1	6,621	15.0	1,453	7.3	173	7.1	10,349	14.1
\$75,000 to \$99,999 .....	1,325	19.0	18,239	41.4	4,671	23.3	223	9.2	24,458	33.3
\$100,000 to \$124,999 .....	682	9.8	9,114	20.7	4,538	22.6	383	15.8	14,717	20.0
\$125,000 to \$149,999 .....	358	5.1	4,363	9.9	3,101	15.5	338	13.9	8,160	11.1
\$150,000 to \$174,999 .....	345	4.9	1,647	3.8	2,174	10.9	322	13.2	4,488	6.1
\$175,000 to \$199,999 .....	62	0.9	900	2.1	909	4.5	52	2.1	1,923	2.6
\$200,000 to \$249,999 .....	86	1.2	543	1.2	1,269	6.3	181	7.5	2,079	2.8
\$250,000 to \$299,999 .....	77	1.1	195	0.4	695	3.5	265	10.9	1,232	1.7
\$300,000 to \$399,999 .....	29	0.4	298	0.7	429	2.1	266	11.0	1,022	1.4
\$400,000 or More .....	0	0.0	18	0.0	253	1.3	226	9.3	497	0.7
Total	6,985	100.0	44,032	100.0	20,036	100.0	2,429	100.0	73,482	100.0
Median Value	\$71,620		\$93,010		\$118,450		\$157,570		\$97,300	

<sup>a</sup>Value is the respondent's estimate of how much the property would sell for if it were for sale.

<sup>b</sup>Specified owner-occupied housing units include owner-occupied one-family houses on less than 10 acres of land, without a business or medical office on the property, owner-occupied condominiums, and owner-occupied mobile homes. The U.S. Bureau of the Census Public Use Microdata Samples, utilized to create this table, contains data based on a 5 percent sample of the population, as coded from Census questionnaires. Since the sample size for this data is smaller than that typically used by the Bureau of the Census in its publications, the totals displayed on this table do not exactly match the values reported in other Census publications such as Summary Tape File 3A.

Source: U.S. Bureau of the Census, Public Use Microdata Samples, and SEWRPC.

findings have important implications for the provision of suitable rental housing for large lower-income families.

Several important conclusions may be drawn from the inventory of the existing housing stock in Waukesha County presented in this section of the chapter. The relatively low total vacancy rate for housing units in Waukesha County in 1990 indicates somewhat stronger demand for housing units in the County than in the Region or the State. In 1990, Waukesha County exhibited a high percentage of owner-occupied housing units and a low percentage of renter-occupied housing units when compared to the Region or the State. The County also exhibited a high percentage of single-family housing units and a low percentage of two- and multi-family housing units when compared to the Region or the State. This, coupled with a relatively low total vacancy rate in the County, indicates a shortage of

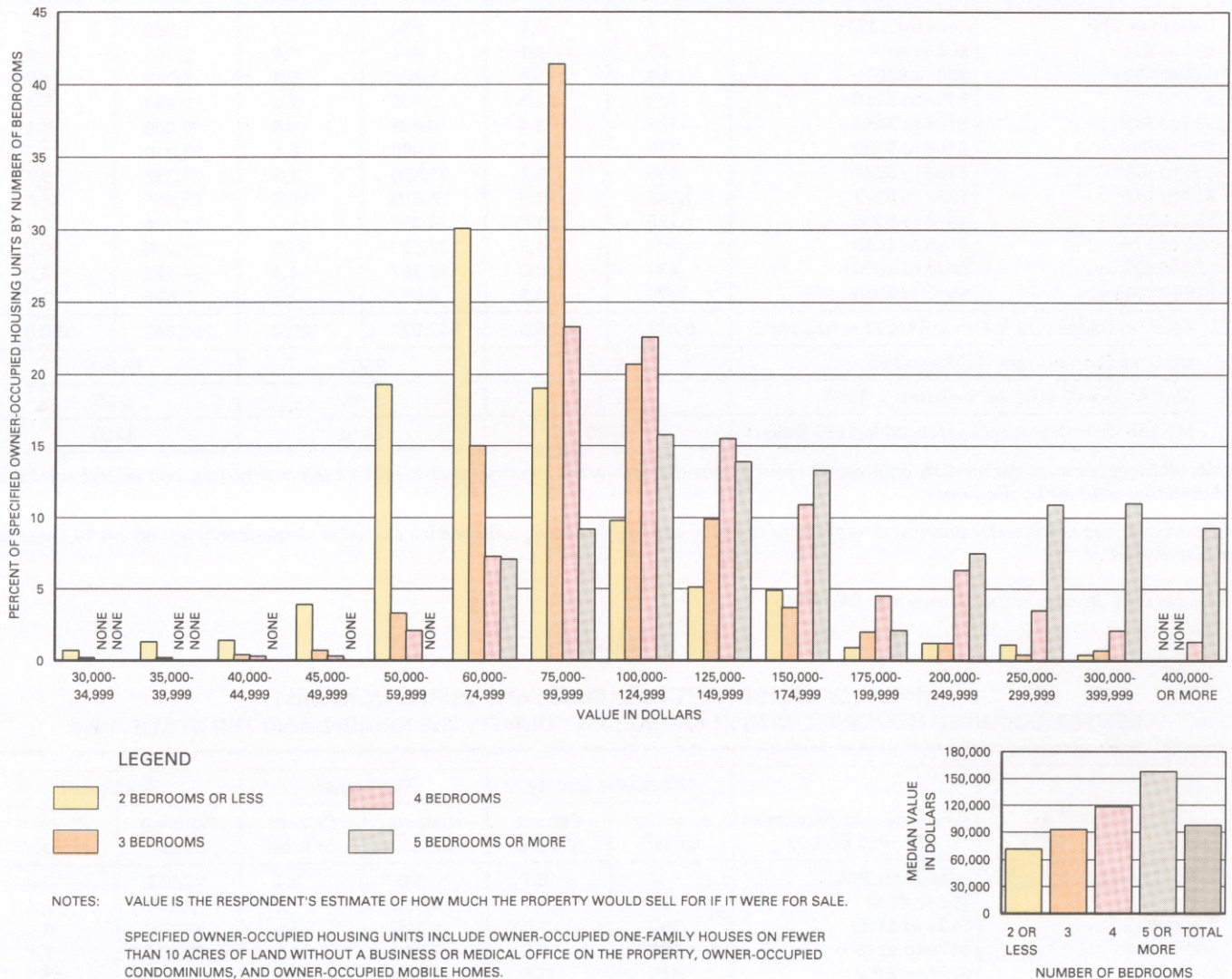
two- and multi-family housing units in the County. As evidenced by the historic information presented, the County has exhibited these housing characteristics since 1960; such characteristics do not appear to have changed much since then.

Thirty-four of the 37 civil divisions in Waukesha County exhibited a median value for owner-occupied housing units above that for the Region or the State in 1990. Thirty-two of the 37 civil divisions in the County exhibited a median gross rent for renter-occupied housing units above that for the Region or the State in 1990. This, coupled with the relatively small number of two- and multi-family housing units in the County, indicates a shortage of rental housing for lower-income households. As evidenced by the historic information presented, the County has exhibited relatively high housing values and gross rents, compared to the Region and the



Figure 64

VALUE BY NUMBER OF BEDROOMS FOR SPECIFIED  
OWNER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY: 1990



Source: U. S. Bureau of the Census, Public Microdata Samples, and SEWRPC.

State, since 1960, and those relative differences in housing costs appear to have intensified since then.

### HOUSING NEED

Housing need is an important consideration in the formulation of the Waukesha County development plan and is described in this section of the chapter. The housing objectives, principles, and standards, set forth in Chapter IX of the County development plan, essentially define households in housing need as those which occupy overcrowded<sup>10</sup> or substan-

<sup>10</sup>Housing units are considered overcrowded if the number of persons in the household exceeds the number of rooms, 1.01 or more persons per room. For purposes of this standard, "rooms" includes living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use. Excluded are bathrooms, halls or foyers, utility rooms, unfinished attics or basements, and other unfinished space used for storage.